

**Watershed Protection and Development Review
CITY OF AUSTIN** #48
AGENDA
DATE: 4/20/2006

**RECOMMENDATION FOR
COUNCIL ACTION**

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of an addition to an existing single family residence at 605 Fairfield Lane.

Amount and Source of Funding:

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Requesting Department: WPDR

For More Information:

Prior Council Action:

Boards and Commission Action:

On March 9, 2006 the City Council adopted development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a building permit to construct single-family, single family attached, two-family, secondary apartment, and duplex structures on a lot where a structure has been or will be demolished or relocated, the new structure's size is limited to the greater of the following:

- (a) 0.4 to 1 floor-to-area ratio;
- (b) 2,500 square feet; or
- (c) 20 percent more square feet than the existing or pre-existing structure.

This ordinance includes a provision which allows City Council to

waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant, the development proposed by the applicant will not adversely affect public health, safety and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. David Weber is requesting a waiver from Ordinance No. 20060309-058 in order to construct an addition to an existing single family residence at 605 Fairfield Lane. The two story structure will have 3160 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-2044RA

COUNCIL DATE: APRIL 20, 2006

APPLICATION DATE: March 26, 2006

OWNER: David Weber

ADDRESS: 605 Fairfield

BACKGROUND

On March 9, 2006 the City Council adopted Ordinance 20060309-058 establishing development regulations applicable to certain building permits for single-family, single family attached, two-family, secondary apartment, and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On March 24, 2006, the applicant submitted an application for a waiver from Part 4 Section D of Ordinance 20060309-058 that limits additions to existing structure's to the greater of:

- (a) 0.4 to 1 floor-to-area ratio;
- (b) 2,500 square feet; or
- (c) The existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the structure.

PROPOSED REMODEL

Applicant proposes the following construction to the existing single family residence:

- Adding 2,003 square feet to an existing one story 1,157 square foot single family residence, creating a total 3,160 gross floor area.

Applicant proposes additional construction:

- 121 s.f. uncovered 2nd floor wood deck over impervious coverage.
- 91 s.f. uncovered 2nd floor open metal grading deck over impervious coverage.
- 92 s.f. increase to existing 1st floor 66 s.f. covered porch.
- 284 s.f. 1st floor uncovered terrace.
- 502 s.f. new driveway area.

ZONING

- This lot is currently zoned Single Family Residential (SF-3).
- It lies within the Hyde Park Neighborhood Assn., North Austin Neighborhood Alliance, Austin Neighborhoods Council, Mueller Neighborhoods Coalition, Alliance to Save Hyde Park, and Taking Action Inc.

DEVELOPMENT REGULATIONS

The proposed addition requires the applicant to request a Council Waiver because it creates a structure that exceeds all three size limitations set forth in Part 4(C) of the ordinance:

- (a) 0.4 to 1 FAR would allow 3024 s.f.
 - Proposed structure creates 3160 s.f. on 7560 s.f. lot, which equates to a 0.418 FAR.
- (b) Proposed structure will exceed 2,500 s.f. by 660 s.f.
- (c) The homeowner has a homestead exemption as per Travis Central Appraisal District, but the 2,003 s.f. will exceed the maximum allowable 1,000 s.f. addition size limitation by 1,003 s.f.

WAIVER

The applicant requests the waiver under Part 4, Section D(1) on the following grounds:

- The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health, safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

SETBACKS

This part of the ordinance does not apply to the applicant:

- Residential permit application was submitted March 1, 2006, prior to the change in the ordinance that was approved March 9, 2006.
- Applicant's addition will be located directly above the existing structure. There is no change to the existing front setback, and lot is not a corner.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Letter from P.E. stating development will not cause additional impacts to the existing drainage system.
- Information was provided indicating undue financial hardship.
- Photos from the neighborhood showing the new development will be compatible to the existing structures.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.

**SUPPLEMENTAL INFORMATION
SUBMITTED BY APPLICANT**

March 20, 2006

To: Mayor Will Wynn and Councilmembers Thomas, Alvarez, Dunkerley, Kim, Leffingwell, and McCracken.

We are writing this letter to request a waiver from the recently passed Interim Emergency Ordinance for the reason of undue hardship.

Our hardship is that we have been working for approximately two years and have incurred well over \$50,000 in expenses to develop plans for the remodel and addition to the existing house at 605 Fairfield Lane for our family including me, my partner, a child (or possibly two) that we wish to have, and my retired father. For the duration of the entire design process, our house was well within the limitations imposed by the Land Development Code. All of that changed suddenly and abruptly recently with the passing of the Emergency Interim Ordinance for residential development, to which our property is subject. While our house does now exceed the .4 FAR limitations imposed by this new ordinance, it is 4.6% over the new limitations.

In support of this request we submit to you the following exhibits to demonstrate both our financial and time hardship, AND our commitment to making a positive contribution to the neighborhood in spite of what our FAR would have you believe.

EXHIBIT A

is a letter from a civil engineer stating that our proposed work will not negatively effect drainage.

EXHIBIT B

is an invoice for the full amount of architectural fee incurred through February 19th of this year. Since I am an architect myself, my father, partner and I had always agreed to count my firm's time on the project towards equity in the property. It is for this reason that we have the records of our time in the first place; It is worth noting that the rates we charged ourselves for a fair equity valuation were discounted rates and that if our time had been charged at our normal rates, the expense would have been several thousand dollars higher.

When we began this process, I naively thought that doing the work in my firm would not incur monetary cost to us and hence was a great way to earn equity without incurring expense. I was mistaken. My firm's already meager profit margins were significantly affected in 2004 and we took a business loss in 2005 of nearly \$25,000. The time dedicated to the development of my own house was time we were NOT able to bill to other projects and is a loss of income for which we have had to borrow money to compensate. It was a very costly net expense.

My father, who vacated the house in the summer of 2005 in anticipation of the remodel work, has been paying mortgage payments on an empty house. Incidentally, the empty house as it stands now is currently a liability for the neighborhood.

EXHIBIT C

is a time detail that demonstrates the amount of time we have been in the planning process. It shows all the hours that were spent on the remodel and addition of our house by all the different members of my firm that were involved. Please note that the earliest time entry was on April 1, 2004 and the bulk of the time occurred between January 2005 and December 18, 2005. Most of the time spent after that date was by the member of my firm who is overseeing the bidding which is the precursor to getting financing and getting a permit for construction. In addition miscellaneous expenses for printing, model materials, legal fees, etc. are summarized.

EXHIBIT D

is a copy of a cancelled check demonstrating that we are engaged with an engineer. We anticipate an invoice for about \$3500 for work already completed and stamped on November 22, 2005. We continue to have expenses on top of what we have already incurred and paid.

EXHIBIT E

is an invoice summary we requested for printing costs that were paid in the process of developing our plans. Please note that they date from September of 2004 and the most recent one (at the top) is dated from earlier this month. This exhibit also includes copies of several invoices from the lawyer who is developing our TIC (Tenants-in-common) agreement. Please note that the earliest invoice dates from December of 2004.

EXHIBIT F

is a photographic survey of various houses in the neighborhood. It demonstrates that we are not the only house of our proposed scale in the neighborhood, and that we are not the only house of our proposed style in the neighborhood. We have attached a map with thumbnail photos, followed by individual pages of larger photos showing individual properties that are nearby.

EXHIBIT G

is a TCAD summary showing our current square footage of 1156sf.

EXHIBIT H

is a collection of a few neighboring TCAD files showing that our three immediate neighbors on the same side of the street have houses ranging from 1600sf to 2633sf. Ours is currently the smallest in this row by roughly the same margin that our proposed plans would make us the largest in this row. That is, we are currently about 450sf (28%) smaller than the next smallest house and at the completion of our proposed plan we would be 530sf (only 20%) larger than the next largest house.

EXHIBIT J

is a copy of my father's residential homestead exemption application demonstrating that it is his homestead. Once we pursue final financing, Ransom and I will count this residence as our homestead as well.

EXHIBIT K

is a plat of the existing house showing an existing 1-story garage encroaching on a side setback. In an effort to be a good neighbor, we intend to remove that non-complying

garage and place the main body of the house about 11.5 feet from the side setback, 6.5 feet beyond what is required by the LDC. The area where the garage is shown will become a roof only...no walls, no columns, no other support. (This required some special engineering and attention to detail and is one of the architectural features of the house).

EXHIBIT L

is a plat of the proposed house. What is not evident in this drawing is that we end up with LESS building cover than the original structures take up on the current site. By allowing the second floor to bridge over an open terrace space from the main body of the house to a small guest room area, we are able to minimize the footprint of the house while keeping openness at the ground plain for airflow and light. Its L-shape maintains privacy for us.

EXHIBIT M

is a FAR summary page demonstrating how little we are actually exceeding the allowable FAR. Even with the size house we have been planning for nearly two years we are still not even 5% over the allowable, and less than 2% of site area in excess.

EXHIBIT N

Is the final, complete set of sealed and stamped architectural drawings that we have used to seek bids. Please note that the date of the stamp is November 22, 2005 and demonstrates that we had completed the drawings well in advance of the moratorium. Not knowing that our house might suddenly be subject to a new set of rules, we did not feel any urgency to seek a permit then. By the time we did understand the effects on the moratorium it had already been passed.

EXHIBIT P

is a graphic timeline showing the amount of time spent in the duration and the milestones of the project from searching for the property to developing a Tenants-In-Common agreement to completing the drawings to getting pricing.

EXHIBIT Q

is a copy of a design award we won from the American Institute of Architects demonstrating that we are getting professional recognition for the thoughtfulness and consideration we give our projects. In an effort to make a positive lasting contribution to our new neighborhood, we have given our proposed house that same level of thoughtfulness and consider it one of our best houses in spite of the implication by the newly imposed FAR limitation that it is too large.

EXHIBIT R

is a copy of a Green Building Program award for achieving a 5-star rating on a recent project. This award demonstrates our responsible approach to design and building. We believe that building environmentally should not be a bonus, but rather a BASE consideration. This award also demonstrates our commitment to resources and efficient use of them. This includes land. When we selected this site on Fairfield for our new home, we liked the fact that it was not a large lot, which is consistent with our philosophy of not using more than we need. Even the house at its current designed size is the smallest we felt comfortable building for our family. Ironically, had we sought more land (which is counter to our ethic of not being wasteful), we would not be in our current situation seeking a waiver. Also ironic is that when we selected this modest site we felt like we were

following the city's vision to develop infill lots with projects that accommodated diversity and density, both of which are achieved through the square footage that puts us in excess of the new limit.

EXHIBIT S

is a group of TCAD summaries of homes within one block of our house that are also represented in the photographic survey shown in EXHIBIT F. It demonstrates that our proposed house would be one of several nearby properties that are comparable in scale.

EXHIBIT T

is a few photographs of the model we built of the proposed house to give a better understanding of the overall design.

EXHIBIT V

is some information about the three of us, Steve Webber, Ransom Baldasare, and David Webber. It demonstrates a commitment to our community through support and a great deal of active involvement. We, like our elected officials, are part of the same active core group that is working very hard to safeguard what is great about this city and we hope that the city council recognizes that we would not seek this waiver to the ordinance if we felt like what we were doing was otherwise irresponsible for our neighborhood or the city. Our evidence of community involvement and support is testimony to that.

EXHIBIT W

is the receipt demonstrating that we have filed for a demolition permit. It also has copies of the reviewed residential application permit and case number that we submitted.

We ask the city council to grant us a waiver to the interim ordinance based on the hardship of our enormous investment of time and money, not to mention energy, designing the house that our family hopes to live in for a very long time, if not forever. Furthermore, we hope city council will recognize that while we do exceed our FAR limits, it is by a very small margin which, though small, is much more difficult to reduce than meets the eye. And, finally we hope that city council can recognize that, by virtue of my credentials and recognition, our goals are the same as theirs: to make a positive and long-lasting contribution to the neighborhoods, and to the city and that seeking this waiver is in no way contradicting that objective.

Thank you for your time.

Sincerely,



Stephen E. Webber
David Webber, and
Ransom Baldasare

c/o 1718-a W. 10th, St.
Austin, TX 78703

EXHIBIT A

EXHIBIT A

Aupperle Company

10643 Creekside Drive, Austin, Texas 78733
Phone: 512-422-7818 Fax: 512-463-3761
Email: bruce@aupperle.com

March 17, 2006

Director of the Watershed Protection and Development Review Department
City of Austin
PO Box 1088
Austin, TX 78767

Re: 605 Fairfield Lane
Lot 5, Block D, Patterson Heights
Engineer's Drainage Certification

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject lot to the main stem of Waller Creek. At build-out conditions allowable by zoning, restrictive covenant or plat note, the stormwater flows from the subject home will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms of magnitude up through the 100-year event.

Sincerely,

Aupperle Company

Bruce S. Aupperle, P.E.

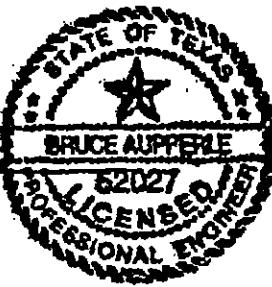


EXHIBIT B

February 23, 2006
Invoice No. 25919

Ransom Baldasare, Steve Webber, David Webber
605 Fairfield Lane
Austin, Texas 78751

Project: Remodel and Addition to Fairfield Lane

For Professional Architectural Services April 1 2004 - February 19, 2006:

<u>PRELIMINARY DESIGN</u>	HOURS	RATE	CHARGE
Associate Designer II	9.50	\$ 50.00	\$ 475.00
DESIGN DEVELOPMENT			
Design Principal	1.00	\$ 90.00	\$ 90.00
Associate Designer II	58.00	\$ 50.00	\$ 2,900.00
CONSTRUCTION DOCUMENTS			
Design Principal	359.00	\$ 90.00	\$ 32,310.00
Associate Designer II	79.75	\$ 50.00	\$ 3,987.50
Associate Designer III	144.50	\$ 40.00	\$ 5,780.00
Total Professional Fees	651.75		\$ 45,542.50
REIMBURSABLE EXPENSES			
Delivery Services			\$ 97.35
Printing			\$ 1,073.44
Materials for model			\$ 60.76
Miscellaneous (Legal Fees)			\$ 3,294.00
Total Reimbursable Expenses			\$ 4,525.55
TOTAL AMOUNT DUE THIS INVOICE:			<u>\$ 50,068.05</u>

Payment Terms: Due Upon Receipt
Thank You!

COF

EXHIBIT C

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Webber + Studio, Inc.
Time by Job Detail
April 1 through December 31, 2004

EXHIBIT C

Date	Name	Duration	Notes
Fairfield			
1PD:EXIST COND			
4/1/2004	Hodge, William L.	2.00	measure site
4/3/2004	Santeford, Jason...	1.50	draw existing
4/4/2004	Santeford, Jason...	1.50	draw existing
Total 1PD:EXIST COND		8.00	
1PD:MODEL BLDG			
7/8/2004	Santeford, Jason...	1.50	model for dw
7/7/2004	Santeford, Jason...	1.00	model for dw
Total 1PD:MODEL BLDG		2.50	
1PD:SITE ANAL			
4/1/2004	Santeford, Jason...	2.00	measure w WH
Total 1PD:SITE ANAL		2.00	
3DD:MODL BLDG			
7/28/2004	Santeford, Jason...	3.00	model for dw
7/29/2004	Santeford, Jason...	4.00	model for dw
7/30/2004	Santeford, Jason...	6.00	model for dw
8/2/2004	Santeford, Jason...	4.00	model for dw
8/4/2004	Santeford, Jason...	5.00	model for dw
8/5/2004	Santeford, Jason...	7.00	model for dw
8/6/2004	Santeford, Jason...	5.50	model for dw
8/9/2004	Santeford, Jason...	3.00	model for dw
8/10/2004	Santeford, Jason...	7.00	model for dw
8/11/2004	Santeford, Jason...	4.00	model for dw
8/12/2004	Santeford, Jason...	2.00	model for dw
8/13/2004	Santeford, Jason...	2.00	model for dw
Total 3DD:MODL BLDG		53.50	
3DD:PROJ ADMN			
7/28/2004	Santeford, Jason...	1.00	supplies for model
7/29/2004	Santeford, Jason...	0.50	supplies for model
8/4/2004	Santeford, Jason...	1.00	supplies
8/9/2004	Santeford, Jason...	0.50	model supplies
8/12/2004	Santeford, Jason...	1.00	model supplies
8/18/2004	Santeford, Jason...	0.50	time breakdown
Total 3DD:PROJ ADMN		4.50	
3DD:PROJ COORD			
8/10/2004	Webber, David E.	1.00	
Total 3DD:PROJ COORD		1.00	
No item assigned			
5/18/2004	Webber, David E.	1.00	
5/22/2004	Webber, David E.	1.00	
5/23/2004	Webber, David E.	1.00	
6/26/2004	Webber, David E.	2.00	
8/27/2004	Webber, David E.	5.00	
8/29/2004	Webber, David E.	0.50	
8/30/2004	Webber, David E.	2.50	
7/2/2004	Webber, David E.	3.00	
7/3/2004	Webber, David E.	0.50	
7/5/2004	Webber, David E.	0.75	
7/6/2004	Webber, David E.	1.50	
9/3/2004	Webber, David E.	0.50	
9/7/2004	Webber, David E.	1.50	
9/8/2004	Webber, David E.	0.75	
9/9/2004	Webber, David E.	1.00	
9/12/2004	Webber, David E.	0.75	

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Webber + Studio, Inc.
Time by Job Detail
April 1 through December 31, 2004

Date	Name	Duration	Notes
9/13/2004	Webber, David E.	2.50	
9/17/2004	Webber, David E.	0.75	
9/18/2004	Webber, David E.	1.00	
9/19/2004	Webber, David E.	1.50	
9/20/2004	Webber, David E.	2.00	
10/1/2004	Webber, David E.	0.25	
10/2/2004	Webber, David E.	7.00	
10/3/2004	Webber, David E.	3.00	
10/5/2004	Webber, David E.	0.50	
10/7/2004	Webber, David E.	0.50	
10/30/2004	Webber, David E.	1.00	
10/31/2004	Webber, David E.	2.50	
11/1/2004	Webber, David E.	2.50	
11/2/2004	Webber, David E.	0.50	
11/3/2004	Webber, David E.	1.00	
11/4/2004	Webber, David E.	2.00	
11/5/2004	Webber, David E.	2.50	
11/7/2004	Webber, David E.	2.50	
11/8/2004	Webber, David E.	2.25	
11/9/2004	Webber, David E.	2.25	
11/12/2004	Webber, David E.	2.25	
11/13/2004	Webber, David E.	1.00	
11/14/2004	Webber, David E.	1.25	
11/15/2004	Webber, David E.	1.00	
11/17/2004	Webber, David E.	4.00	
11/18/2004	Webber, David E.	4.50	
11/19/2004	Webber, David E.	10.25	
11/20/2004	Webber, David E.	2.75	
11/24/2004	Webber, David E.	0.75	
12/2/2004	Webber, David E.	3.00	
12/3/2004	Webber, David E.	1.00	
12/4/2004	Webber, David E.	3.50	
12/5/2004	Webber, David E.	6.25	
12/8/2004	Webber, David E.	1.50	
12/11/2004	Webber, David E.	1.50	
12/13/2004	Webber, David E.	1.25	
12/25/2004	Webber, David E.	1.50	
12/26/2004	Webber, David E.	2.00	
12/27/2004	Webber, David E.	10.00	
12/29/2004	Webber, David E.	8.00	
12/30/2004	Webber, David E.	4.00	
12/31/2004	Webber, David E.	3.50	
Total No item assigned			<u>141.00</u>
Total Fairfield			<u>209.50</u>
TOTAL			<u>209.50</u>

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Webber + Studio, Inc.
Time by Job Detail
January 1 through December 18, 2005

Date	Name	Duration	Notes
Fairfield			
4CD:CAD/DRAFTING			
7/8/2005	Blume, George H.	5.00	plans
7/11/2005	Blume, George H.	2.25	plans
8/20/2005	Blume, George H.	1.00	plans/details
8/21/2005	Blume, George H.	3.75	plans/details
8/22/2005	Blume, George H.	4.00	plans/details
8/23/2005	Blume, George H.	3.00	plans/details
8/26/2005	Blume, George H.	5.50	plans/details
8/27/2005	Blume, George H.	6.50	plans/details
8/28/2005	Blume, George H.	8.00	plans/details
8/29/2005	Blume, George H.	6.00	plans/details
8/30/2005	Blume, George H.	0.50	plans/details
10/24/2005	Blume, George H.	2.00	details
10/25/2005	Blume, George H.	7.00	details
10/26/2005	Blume, George H.	6.75	details
10/27/2005	Blume, George H.	3.25	details
10/28/2005	Blume, George H.	6.25	details
10/31/2005	Blume, George H.	6.50	details
11/1/2005	Blume, George H.	2.75	details
11/8/2005	Conner, James L.	2.00	cad
11/9/2005	Conner, James L.	3.75	cad
11/10/2005	Conner, James L.	4.50	cad
11/11/2005	Conner, James L.	2.25	cad
11/12/2005	Conner, James L.	7.00	cad
11/14/2005	Conner, James L.	7.00	drafting
11/15/2005	Conner, James L.	8.00	drafting
11/16/2005	Conner, James L.	8.25	drafting
11/17/2005	Conner, James L.	4.50	drafting
Total 4CD:CAD/DRAFTING		117.25	
4CD:PROJ ADMIN			
8/18/2005	Blume, George H.	0.25	
8/19/2005	Blume, George H.	0.50	email dwgs
8/19/2005	Blume, George H.	0.50	mailing copies
8/20/2005	Blume, George H.	0.50	mailing copies
8/20/2005	Blume, George H.	0.25	sending dwgs
8/28/2005	Blume, George H.	0.50	print plots
8/29/2005	Blume, George H.	0.25	print plots
11/1/2005	Blume, George H.	0.25	copies/print
11/18/2005	Conner, James L.	0.25	genl admin
11/21/2005	Conner, James L.	1.75	genl proj admin
11/22/2005	Conner, James L.	6.75	genl proj admin
11/23/2005	Conner, James L.	3.50	genl proj admin
11/29/2005	Conner, James L.	8.00	genl proj admin
11/30/2005	Conner, James L.	7.00	genl proj admin
12/1/2005	Conner, James L.	6.75	genl proj admin
12/2/2005	Conner, James L.	3.00	genl proj admin
12/6/2005	Conner, James L.	5.00	winc
12/7/2005	Conner, James L.	3.25	winc
12/8/2005	Conner, James L.	1.00	winc
12/12/2005	Conner, James L.	0.50	genl admin
12/13/2005	Conner, James L.	0.25	genl admin
12/18/2005	Conner, James L.	4.00	genl admin
Total 4CD:PROJ ADMIN		62.00	

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Webber + Studio, Inc.
Time by Job Detail
January 1 through December 18, 2005

Date	Name	Duration	Notes
4CD:PROJ COORD			
7/5/2005	Webber, David E.	1.00	
7/6/2005	Webber, David E.	1.00	
7/7/2005	Webber, David E.	0.75	
8/26/2005	Santeford, Jason	0.50	assist gb
8/27/2005	Santeford, Jason	0.50	assist gb
8/28/2005	Santeford, Jason	0.25	assist gb
8/29/2005	Blume, George H.	1.00	coord w engr
8/29/2005	Santeford, Jason	0.50	assist gb
Total 4CD:PROJ COORD		5.50	
4CD:SITE MEETING			
11/18/2005	Conner, James L.	3.75	
11/29/2005	Conner, James L.	1.25	on site and coord
Total 4CD:SITE MEETING		5.00	
No item assigned			
1/1/2005	Webber, David E.	4.00	
1/2/2005	Webber, David E.	11.75	
1/3/2005	Webber, David E.	2.25	
1/4/2005	Webber, David E.	3.00	
1/5/2005	Webber, David E.	2.50	
1/6/2005	Webber, David E.	6.50	
1/9/2005	Webber, David E.	0.50	
1/10/2005	Webber, David E.	3.25	
1/12/2005	Webber, David E.	3.75	
1/13/2005	Webber, David E.	2.00	
1/14/2005	Webber, David E.	5.25	
1/15/2005	Webber, David E.	4.75	
1/16/2005	Webber, David E.	1.50	
1/17/2005	Webber, David E.	5.25	
1/18/2005	Webber, David E.	4.50	
1/19/2005	Webber, David E.	1.75	
1/27/2005	Webber, David E.	1.00	
1/28/2005	Webber, David E.	2.75	
1/29/2005	Webber, David E.	5.75	
1/30/2005	Webber, David E.	8.00	
1/31/2005	Webber, David E.	2.00	
2/2/2005	Webber, David E.	1.50	
2/6/2005	Webber, David E.	1.00	
2/12/2005	Webber, David E.	0.25	
2/13/2005	Webber, David E.	1.50	
2/19/2005	Webber, David E.	0.75	
2/20/2005	Webber, David E.	7.50	
2/21/2005	Webber, David E.	2.00	
2/22/2005	Webber, David E.	1.75	
2/25/2005	Webber, David E.	1.50	
2/26/2005	Webber, David E.	4.00	
2/27/2005	Webber, David E.	3.50	
2/28/2005	Webber, David E.	2.00	
3/1/2005	Webber, David E.	2.00	
3/2/2005	Webber, David E.	3.50	
3/4/2005	Webber, David E.	0.50	
3/6/2005	Webber, David E.	1.25	
3/7/2005	Webber, David E.	1.00	
3/8/2005	Webber, David E.	0.75	
3/9/2005	Webber, David E.	0.50	
8/11/2005	Webber, David E.	2.25	
8/20/2005	Webber, David E.	3.25	
8/21/2005	Webber, David E.	0.75	
8/24/2005	Webber, David E.	1.50	
8/28/2005	Webber, David E.	4.00	
8/1/2005	Webber, David E.	1.50	

12:22 PM
03/16/06

Webber + Studio, Inc.
Time by Job Detail
January 1 through December 18, 2005

Date	Name	Duration	Notes
9/11/2005	Webber, David E.	0.50	
9/12/2005	Webber, David E.	1.50	
9/13/2005	Webber, David E.	1.00	
9/14/2005	Webber, David E.	0.50	
10/8/2005	Webber, David E.	3.25	
10/9/2005	Webber, David E.	5.25	
10/11/2005	Webber, David E.	1.75	
10/12/2005	Webber, David E.	2.00	
10/14/2005	Webber, David E.	2.00	
10/15/2005	Webber, David E.	0.50	
10/16/2005	Webber, David E.	5.25	
10/18/2005	Webber, David E.	1.75	
10/29/2005	Webber, David E.	3.50	
10/30/2005	Webber, David E.	9.00	
10/31/2005	Webber, David E.	1.50	
11/1/2005	Webber, David E.	1.00	
11/2/2005	Webber, David E.	4.75	
11/6/2005	Webber, David E.	8.50	
11/7/2005	Webber, David E.	3.00	
11/8/2005	Webber, David E.	4.25	
11/9/2005	Webber, David E.	0.50	
11/11/2005	Webber, David E.	0.75	
11/13/2005	Webber, David E.	1.00	
11/15/2005	Webber, David E.	3.25	
11/18/2005	Webber, David E.	3.50	
11/21/2005	Webber, David E.	0.75	
11/22/2005	Webber, David E.	0.50	
11/23/2005	Webber, David E.	0.50	
11/28/2005	Webber, David E.	0.75	
11/30/2005	Webber, David E.	0.50	
12/7/2005	Webber, David E.	0.50	
12/14/2005	Webber, David E.	0.25	
Total No item assigned		<u>213.50</u>	
Total Fairfield		<u>393.25</u>	
TOTAL		<u>393.25</u>	

12:37 PM

03/16/06

Webber + Studio, Inc.
Time by Job Detail
December 19, 2005 through February 19, 2006

Date	Name	Duration
Fairfield		
4CD:PROJ ADMN		
12/19/2005	Conner, James L.	6.50
12/20/2005	Conner, James L.	3.00
12/21/2005	Conner, James L.	0.50
12/22/2005	Conner, James L.	7.50
12/23/2005	Conner, James L.	2.00
12/27/2005	Conner, James L.	1.00
12/28/2005	Conner, James L.	4.50
12/29/2005	Conner, James L.	3.25
12/30/2005	Conner, James L.	3.50
1/3/2006	Conner, James L.	2.50
1/5/2006	Conner, James L.	4.00
1/6/2006	Conner, James L.	0.75
1/9/2006	Conner, James L.	2.50
1/10/2006	Conner, James L.	0.50
1/12/2006	Conner, James L.	0.25
1/16/2006	Conner, James L.	1.00
1/20/2006	Conner, James L.	1.00
1/31/2006	Conner, James L.	0.25
2/2/2006	Conner, James L.	2.25
2/16/2006	Conner, James L.	1.50
Total 4CD:PROJ ADMN		47.25
No item assigned.		
12/21/2005	Webber, David E.	0.50
1/24/2006	Webber, David E.	0.50
1/25/2006	Webber, David E.	0.75
Total No item assigned		1.75
Total Fairfield		49.00
TOTAL		49.00

03/18/05

Webber + Studio, Inc.
Unbilled Costs by Job
April 1 through December 2004

Date	Source Name	Memo	Amount
Fairfield			
4/18/2004	Jason Santeford (Exp...)	Mileage	2.25
7/1/2004	Miller Blueprint	Prints	11.37
8/18/2004	Jason Santeford (Exp...)	Mileage	3.00
8/18/2004	Jason Santeford (Exp...)	materials purchase	7.86
8/18/2004	Jason Santeford (Exp...)	Mileage	3.00
8/18/2004	Jason Santeford (Exp...)	materials purchase	1.07
8/18/2004	Jason Santeford (Exp...)	Mileage	3.00
8/18/2004	Jason Santeford (Exp...)	materials purchase	12.67
8/18/2004	Jason Santeford (Exp...)	materials purchase	19.27
8/18/2004	Jason Santeford (Exp...)	materials purchase	8.64
8/26/2004	Bank of America Cre...	Kinko's	29.23
9/14/2004	Miller Blueprint	Prints	6.56
9/14/2004	Miller Blueprint	Prints	8.12
9/17/2004	Miller Blueprint	Prints	4.36
Total Fairfield			120.39
TOTAL			120.39

03/16/06

Webber + Studio, Inc.
Unbilled Costs by Job
January 1 through December 18, 2005

Date	Source Name	Memo	Amount
	Fairfield		
1/3/2005	Miller Blueprint	Prints	59.68
1/5/2005	Miller Blueprint	Prints	14.61
1/27/2005	Miller Blueprint	Prints	22.73
1/31/2005	Centex Delivery	Delivery	8.50
2/21/2005	Miller Blueprint	Prints	32.48
7/5/2005	Miller Blueprint	Prints	8.77
7/6/2005	Hosford and Creasey ...	fairfield TIC agreement	1,620.00
7/8/2005	Miller Blueprint	Prints	7.66
7/8/2005	Miller Blueprint	Prints	6.56
9/3/2005	Hosford and Creasey ...		471.00
9/19/2005	Miller Blueprint	Prints	9.87
9/20/2005	Miller Blueprint	Prints	8.12
9/28/2005	Miller Blueprint	Prints	16.87
9/29/2005	Miller Blueprint	Prints	6.62
9/30/2005	Centex Delivery	Delivery	8.25
9/30/2005	Centex Delivery	Delivery	8.25
9/30/2005	Centex Delivery	Delivery	9.35
10/14/2005	Miller Blueprint	Prints	19.74
10/19/2005	Miller Blueprint	Prints	3.25
10/31/2005	Centex Delivery	Delivery	9.35
11/8/2005	Miller Blueprint	Prints	19.49
11/18/2005	Miller Blueprint	Prints	27.34
11/23/2005	Miller Blueprint	Prints	376.71
11/28/2005	Miller Blueprint	Prints	117.72
12/1/2005	Miller Blueprint	Prints	269.82
12/5/2005	Hosford and Creasey ...	tic agreement	1,103.00
12/15/2005	Marathon Messenger	Delivery bid set to all year	9.18
12/15/2005	Marathon Messenger	Delivery bid set to Inter ...	7.56
12/15/2005	Marathon Messenger	Delivery bid set to BMC	7.66
12/15/2005	Marathon Messenger	Delivery bid set to stock ...	15.12
	Total Fairfield		4,305.16
	TOTAL		4,305.16

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03/18/06

Accrual Basis

Webber + Studio, Inc.
Unbilled Costs by Job
December 19, 2005 through February 19, 2006

Type	Date	Source Name	Memo	Amount
Fairfield				
Bill	1/12/2006	Hostord & Cressay, PC	TIC Agree...	182.50
Bill	2/7/2006	Hostord & Cressay, PC		100.00
Total Fairfield				<u>282.50</u>
TOTAL				<u>282.50</u>

EXHIBIT D

EXHIBIT D

WAY CONSULTING INC.
For Deposit Only
#0690-004-927

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EXHIBIT E



Miller Blueprint Company
P.O. Box 2065 Austin, TX 78768
(512) 478-8793

millerblueprint.com

DOWNTOWN
501 West Sixth St.
Austin, TX 78701
(512) 478-8793

NORTH
10713 Metric Blvd.
Austin, TX 78758
(512) 837-8888

INVOICE

NUMBER: 0000253877
DATE: 03/02/06 16:58 PAGE: 1

ACCOUNT: 0000970265

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WEBBER + STUDIO, INC.

300 WEST AVENUE, #1322
AUSTIN, TX 78701-0000

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WEBBER + STUDIO, INC.

300 WEST AVENUE, #1322
AUSTIN, TX 78701-0000
(512) 236-1032

SELLING STORE: 000001 SHIPPING STORE: 000001 SALES PERSON: JDS

OUR ORDER NO.

CUSTOMER FREEFIELD
P.O. #

TERMS Net 30th

Project:

QUANTITY ORDERED	QUANTITY SHIPPED	UOM	QUANTITY NO.	LOCATION	ITEM NUMBER	DESCRIPTION	LIST PRICE	DISC	SELL PRICE	DISCOUNT AMOUNT	EXCHANGED AMOUNT
870.00	507				906	BLWHT COPIES Orig: 29 Sets: 5 24 x 36			0.35	138.50	

ORDERED BY: RANSON

CUSTOMER SIGNATURE X: 

NET SALE	TAXABLE SALE	TAX %	TAX	TOTAL
130.50			18.77	149.27

03/02/96

Page 1

Company: Miller Blueprint Co.
 Permit to: 301 West 6th Street
 P.O. Box 2365
 Austin, TX 78701

970263 MEMBER & MARCLIN

300 WEST AVENUE, 11322
 AUSTIN, TX 78701-0000
 Attn: 45121 236-1032

Reporting period from 03/02/96 to 03/02/16

Special Dept: Charge:
 Invoice: 0000098956 09/14/04

Ordered By: RANSOM

Item Code	Description	UOM	Quantity	Line Amount
988MIN	MIN CHG FOR REDUCTION (BOND)	BT	1.00	4.80
988MIN	BLW/MNT COPY MINIMUM CHARGE	BT	2.00	3.00

Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000098956	7.80	0.00	0.62	8.12

Special Dept: Charge:
 Invoice: 0000098956 09/17/04

Ordered By: RANSOM

Item Code	Description	UOM	Quantity	Line Amount
All	BLUELINE	SQFT	12.00	4.80

Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000098956	4.00	0.00	0.33	4.33

Special Dept: Charge:
 Invoice: 0000129501 01/03/05

Ordered By: RANSOM

Item Code	Description	UOM	Quantity	Line Amount
988	BLW/MNT COPIES	SOFT	122.50	59.12

Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000129501	\$5.10	0.00	0.00	5.10

Special Dept: Charge:
 Invoice: 0000144695 02/11/05

Ordered By: RANSOM

Item Code	Description	UOM	Quantity	Line Amount
98V	OCE VELLUM	SOFT	24.00	30.00

Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000144695	10.00	0.00	2.40	12.40

03/02/96

Page 2

Company: Miller Blueprint Co.
 Remit To: 501 West 6th Street
 P.O. Box 2065
 Austin, TX 78701

370265 WEBBER & HANZLIK

300 WEST AVENUE, 21322
 AUSTIN, TX 78701-0000
 Attn: (512) 234-1032

Reporting period from 03/02/96 to 03/02/16

Special Dept: Charge:
 Invoice: 0000205653 09/19/95

Ordered By:

Item Code	Description	UOM	Quantity	Line Amount
BL	BLueline	SOFT	42.00	8.12

	Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000205653	8.12	0.00	0.00	0.75	8.87

Special Dept: Charge:
 Invoice: 0000213477 10/14/95

Ordered By: RAMSON

Item Code	Description	UOM	Quantity	Line Amount
BL	BLueline	SOFT	302.00	48.24

	Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000213477	48.24	0.00	0.00	1.30	49.74

Special Dept: Charge:
 Invoice: 0000220548 11/08/95

Ordered By: RAMSON

Item Code	Description	UOM	Quantity	Line Amount
SLX	SLX/BWT COPIES	SOFT	36.00	10.00

	Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000220548	10.00	0.00	0.00	1.49	11.49

Special Dept: Charge:
 Invoice: 0000223498 11/16/95

Ordered By:

Item Code	Description	UOM	Quantity	Line Amount
BL	BLueline	SOFT	256.00	25.86

	Gross Amount	Freight	Discount	Sales Tax	Total Amount
Invoice: 0000223498	25.86	0.00	0.00	2.00	27.86

Company: Miller Blueprint Co.
 Remit to: 301 West 6th Street
 P.O. Box 2061
 Austin, TX 78701

970265 WEBER & BRADLEY

300 WEST AVENUE, 31122
 AUSTIN, TX 78701-0000
 Attn: (512) 236-1032

Reporting period from 03/02/06 to 03/02/16

Special Dept: 236.1032 Charge:
 Invoice: 0000225068 11/23/05

Ordered By: RANSON

Item Code	Description	UOM	Quantity	Line Amount
300	BLK/WHT COPIES	SOFT	2,690.00	\$48.00
	Gross Amount Freight Discount		Sales Tax	Total Amount
Invoice: 0000225068	348.00 0.00 0.00		28.71	376.71

Special Dept: Charge:
 Invoice: 0000225404 11/28/05

Ordered By: RANSON

Item Code	Description	UOM	Quantity	Line Amount
9070110 9070111	810 CHG FOR REDUCTION (BOND) BLK/WHT COPY MINIMUM CHARGE	SET	29.00	\$2.23
	Gross Amount Freight Discount		Sales Tax	Total Amount
Invoice: 0000225404	100.75 0.00 0.00		8.57	117.72

Special Dept: Charge:
 Invoice: 0000226786 12/01/05

Ordered By: RANSON

Item Code	Description	UOM	Quantity	Line Amount
BL	BLueline	SOFT	2,610.00	\$45.26
	Gross Amount Freight Discount		Sales Tax	Total Amount
Invoice: 0000226786	249.26 0.00 0.00		20.56	269.82
Project: FAIRFIELD	473.38 0.00 0.00		32.04	505.32
Customer 9000970265 Totals:	873.38 0.00 0.00		72.84	945.32

03/02/06

Page 1

Company: Millet Blueprint
Remit to: 301 West 6th Street
P.O. Box 2065
Austin, TX 78701

970265 WEBER & HANZLIK

300 WEST AVENUE, 11321
AUSTIN, TX 78701-0000
Attn: (312) 236-1032

Reporting period from 03/02/06 to 03/02/16

Special Dept: Charge:
Invoice: 0000185131 03/06/05

Ordered By:

Item Code SL	Description BLUELINE	UOM SQFT	Quantity 30.00	Line Amount 7.00	
Invoice: 0000185131	Gross Amount 7.00	Freight 0.00	Discount 0.00	Sales Tax 0.00	Total Amount 7.00
Project: HAIR FIELD	7.00	0.00	0.00	0.00	7.00
Customer 0000970265 Totals:	7.00	0.00	0.00	0.00	7.00

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2838627

Invoice submitted to:

603 Fairfield Lane
Attn: Mr. Ransom Baldasare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

January 11, 2005

In Reference To: Organization and Formation

Invoice # 11445

For professional services rendered

		Hours	Amount
12/04/04 KGM	Meeting with S. Webber, D. Webber and R. Baldasare regarding purchase of 603 Fairfield.	2.00	\$350.00
12/06/04 KGM	Office conference with L. Hosford regarding different considerations of transaction; research taxation of LP/Trust for homestead exemption.	1.40	\$245.00
NLH	Office conference with K. McLaughlin regarding deal structure and issues.	0.30	\$2.50
12/14/04 KGM	Draft limited power of attorney for S.E.W. with regard to recent documents.	0.50	\$7.50
12/18/04 KGM	Office conference with W. Creasey regarding types of entities; telephone conference with R. Baldasare regarding miscellaneous.	0.20	\$5.00
Total professional services rendered		4.40	\$800.00
Balance due			\$800.00

Timekeeper Summary

Name	Hours	Rate	Amount
Jane L. Hosford	0.30	275.00	\$82.50
Kassandra G. McLaughlin	4.10	175.00	\$717.50

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 78-2636627

Invoice submitted to:

605 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

February 07, 2005

In Reference To: Organization and Formation

Invoice #

	<u>Amount</u>
Previous balance	\$800.00
Balance due	<u>\$800.00</u>

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2636627

Invoice submitted to:

805 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

March 07, 2005

In Reference To: Organization and Formation

Invoice #

	<u>Amount</u>
Previous Balance	\$300.00
2/21/2005 Payment - Thank You. Check No. 7827	(\$300.00)
Balance due	<u>\$0.00</u>

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2636627

Invoice submitted to:

605 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

July 06, 2005

In Reference To: Organization and Formation

Invoice # 11775

For professional services rendered

		Hours	Amount
03/07/05	KGM Review correspondence between principals; research tenancy-in-common agreements and possible clauses.	1.20	216.00
04/05/05	KGM Draft T.I.C. agreement.	1.40	252.00
04/29/05	KGM Review T.I.C. agreement; telephone conference with R. Baldassare.	2.00	360.00
05/10/05	KGM Telephone conference with D. Webber and R. Baldassare; draft language for T.I.C. regarding valuation of interest upon death/buy-out.	1.80	324.00
05/17/05	KGM Draft T.I.C. Agreement.	2.10	378.00
05/23/05	KGM Draft T.I.C. Agreement.	0.50	90.00
Total professional services rendered		9.00	\$1,620.00
Balance due			\$1,620.00

Timekeeper Summary

Name	Hours	Rate	Amount
Kassandra G. McLaughlin	9.00	180.00	\$1,620.00

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 76-2535627

Invoice submitted to:

605 Fairfield Lane
Attn: Mr. Ransom Baldasare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

August 09, 2005

In Reference To: Organization and Formation

Invoice #

	Amount
Previous balance	<u>\$1,620.00</u>
Balance due	<u>\$1,620.00</u>
Current	\$0.00
30 Days	\$1,620.00
60 Days	\$0.00
90 Days	\$0.00
120+ Days	\$0.00

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Page 2

605 Fairfield Lane

COPY

Name	Timekeeper Summary	Hours	Rate	Amount
Rene L. Hosford		0.60	\$275.00	\$165.00
Kassandra G. McLaughlin		1.70	180.00	\$306.00

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2538627

Invoice submitted to:

605 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

September 06, 2005

In Reference To: Organization and Formation

Invoice # 11918

For professional services rendered

		Hours	Amount
08/28/05	KGM Telephone conference with D. Webber and S. Webber and R. Baldassare reviewing Agreement of Common ownership.	1.70	\$96.00
ILH	Review and revise TIC agreement; review agreement; office conference with K. McLaughlin.	0.30	\$2.50
ILH	Review and revise TIC agreement; review agreement; office conference with K. McLaughlin.	0.30	\$2.50
Total professional services rendered		<u>2.30</u>	<u>\$471.00</u>
Previous balance			\$1,520.00
08/05/2005 Payment - Thank You: Check No. 8127			<u>\$810.00</u>
Balance due			<u>\$1,251.00</u>

Current	30 Days	60 Days	90 Days	120+ Days
\$471.00	\$0.00	\$810.00	\$0.00	\$0.00

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID #8-2636627

Invoice submitted to:

505 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

October 10, 2005

In Reference To: Organization and Formation

Invoice #

	<u>Amount</u>
Previous balance	\$1,281.00
9/30/2005 Payment - Thank You. Check No. 8180	(\$810.00)
Balance due	\$471.00
Current	\$0.00
30 Days	\$471.00
60 Days	\$0.00
90 Days	\$0.00
120+ Days	\$0.00

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2636527

Invoice submitted to:

405 Fairfield Lane
Attn: Mr. Ransom Baklessare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

November 08, 2005

In Reference To: Organization and Formation

Invoice #

					<u>Amount</u>
Previous balance					\$471.00
Balance due					\$471.00
Current	30 Days	60 Days	90 Days	120+ Days	
\$0.00	\$0.00	\$471.00	\$0.00	\$0.00	

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2635627

Invoice submitted to:

605 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

December 05, 2005

In Reference To: Organization and Formation

Invoice # 12118

For professional services rendered

		Hours	Amount
09/05/05 ILH	Review and revise T.I.C contract.	0.80	220.00
09/24/05 ILH	Office conference with K. McLaughlin.	0.20	55.00
KGM	Office conference with I. Hosford regarding contract; review revisions.	0.60	NO CHARGE
11/11/05 KGM	Telephone conference with D. Webber regarding final changes to T.I.C. Agreement.	0.50	110.00
11/18/05 KGM	Revise T.I.C. agreement per D. Webber/S. Webber/R. Baldassare comments; revise T.I.C. agreement per I. Hosford comments.	4.10	738.00

Total professional services rendered \$1,103.00

Previous balance	\$471.00
11/14/2005 Payment - Thank You. Check No. #215	(\$471.00)
Balance due	<u>\$1,103.00</u>

Timekeeper Summary

Name	Hours	Rate	Amount
Irene L. Hosford	1.00	275.00	\$275.00
Kassandra G. McLaughlin	4.80	180.00	\$828.00
Kassandra G. McLaughlin	0.80	0.00	\$0.00

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2236527

Invoice submitted to:

625 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

January 10, 2005

In Reference To: Organization and Formation

Invoice # 12180

For professional services rendered

		Hours	Amount
05/30/05 1LH	Review co-tenancy agreement.	0.40	\$110.00
06/14/05 1LH	Review T.J.C. agreement.	0.30	\$82.50
Total professional services rendered		0.70	\$192.50
Previous balance			\$1,103.00
1/9/2005 Payment - Thank You. Check No. 8293			(\$1,103.00)
Balance due			\$192.50

Timekeeper Summary

Name	Hours	Rate	Amount
Irene L. Hosford	0.70	275.00	\$192.50

Balance due within 30 days of receipt

HOSFORD & CREASEY, P.C.

Attorneys and Counselors

Tax ID 75-2636627

Invoice submitted to:

605 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

COPY

February 07, 2006

In Reference To: Organization and Formation

Invoice # 12251

For professional services rendered

	<u>Hours</u>	<u>Amount</u>
01/24/06 KGM Telephone conference with D. Webber regarding purchase price; review S. Webber comments regarding same.	0.80	\$100.00
Total professional services rendered	0.80	\$100.00
Previous balance		\$100.00
2/6/2006 Payment - Thank You. Check No. 8340		(\$100.00)
Balance due		\$0.00

Timekeeper Summary

Name	Hours	Rate	Amount
Kassandra G. McLaughlin	0.80	200.00	\$160.00

Balance due within 30 days of receipt

HOSFORD LAW, P.C.

Attorneys and Counselors

Tax ID 75-263627

Invoice submitted to:

803 Fairfield Lane
Attn: Mr. Ransom Baldassare
300 West Avenue, Suite 1322
Austin TX 78701

March 06, 2006

In Reference To: Organization and Formation

Invoice # 12303

For professional services rendered

	Hours	Amount
02/20/06 KGM Review S. Webber comments; telephone conference with D. Webber regarding equity, market value.	1.10	\$220.00
02/23/06 KGM Draft revised equity/market value language; telephone conference with D. Webber/R. Baldassare regarding same; forward revision to D. Webber, et al.	1.80	\$360.00

Total professional services rendered 2.80 \$520.00

Previous balance \$100.00

Balance due \$420.00

Timekeeper Summary

Name	Hours	Rate	Amount
Kassandra G. McLaughlin	2.80	200.00	\$520.00

Balance due within 30 days of receipt

Please make your check payable to Hosford Law, P.C.

EXHIBIT F

view from Fairfield to 49th Street

609 Fairfield

607 Fairfield

605 Fairfield

603 Fairfield

4814 Caswell

4523 Avenue G

5109 Evans

4701 Duval A

5504 Evans

4701 Duval B

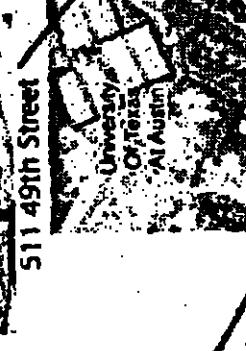
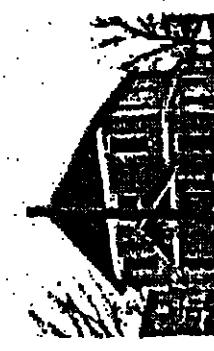
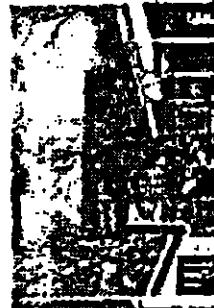
607 49th Street

605 49th Street

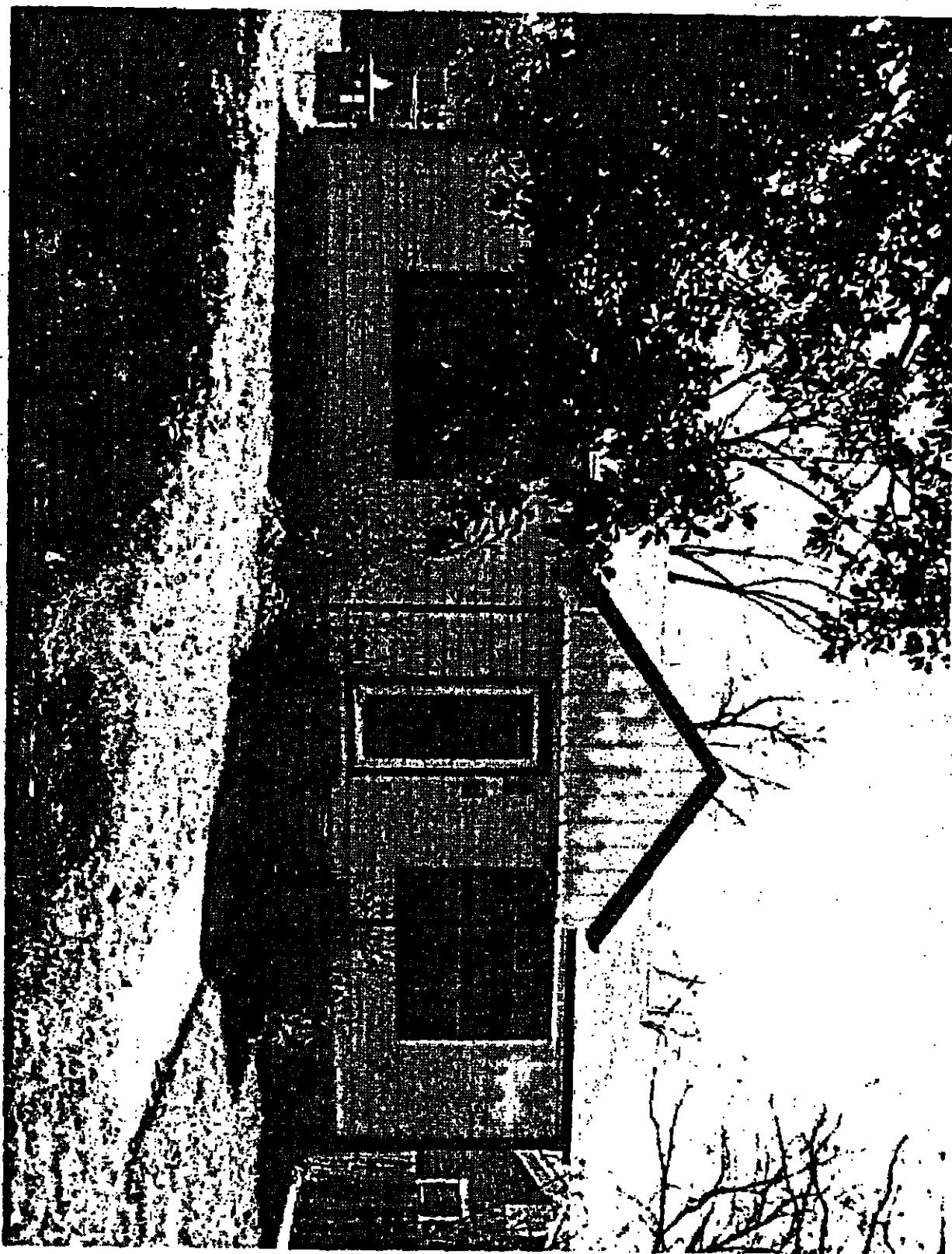
515 49th Street

511 49th Street

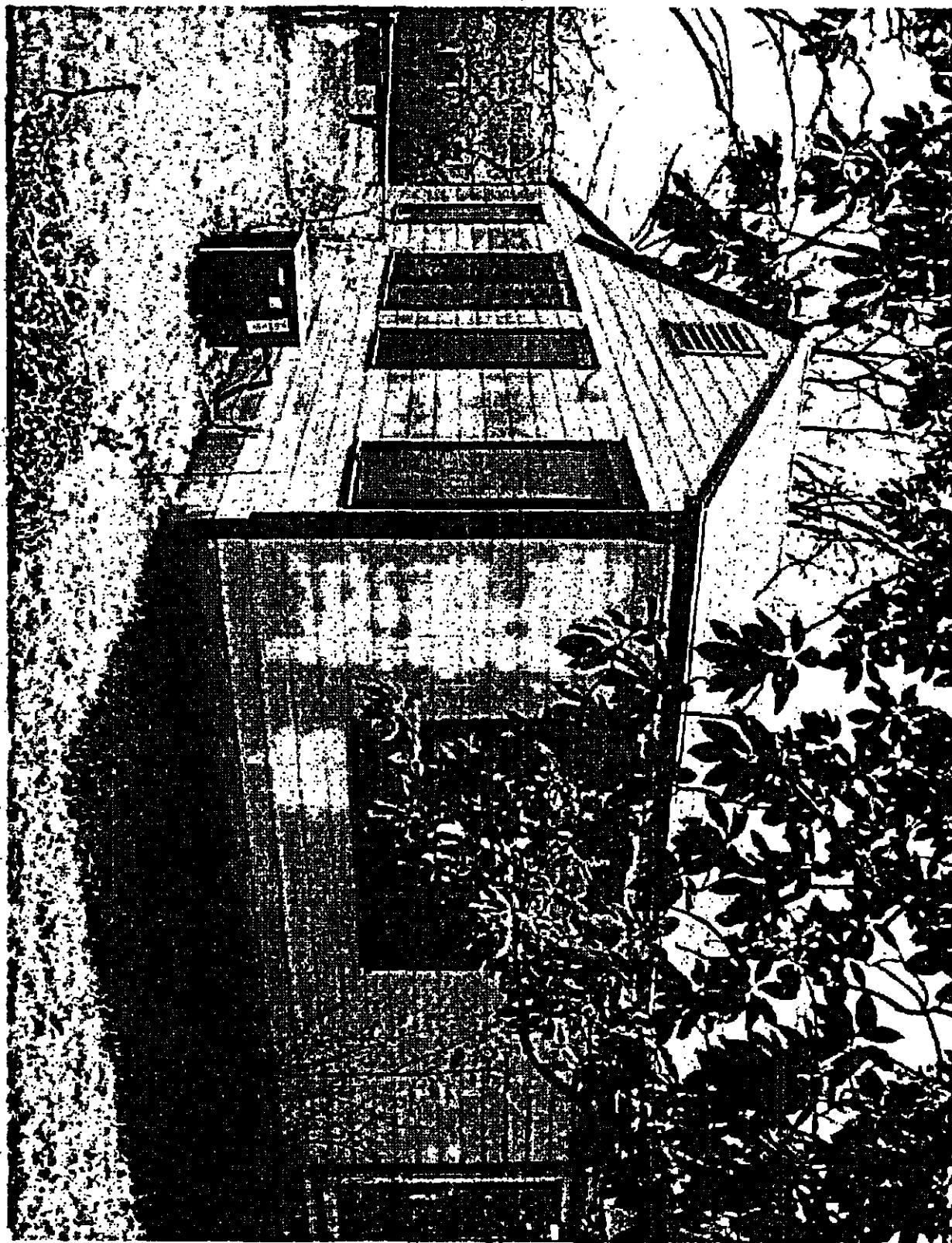
509 49th Street

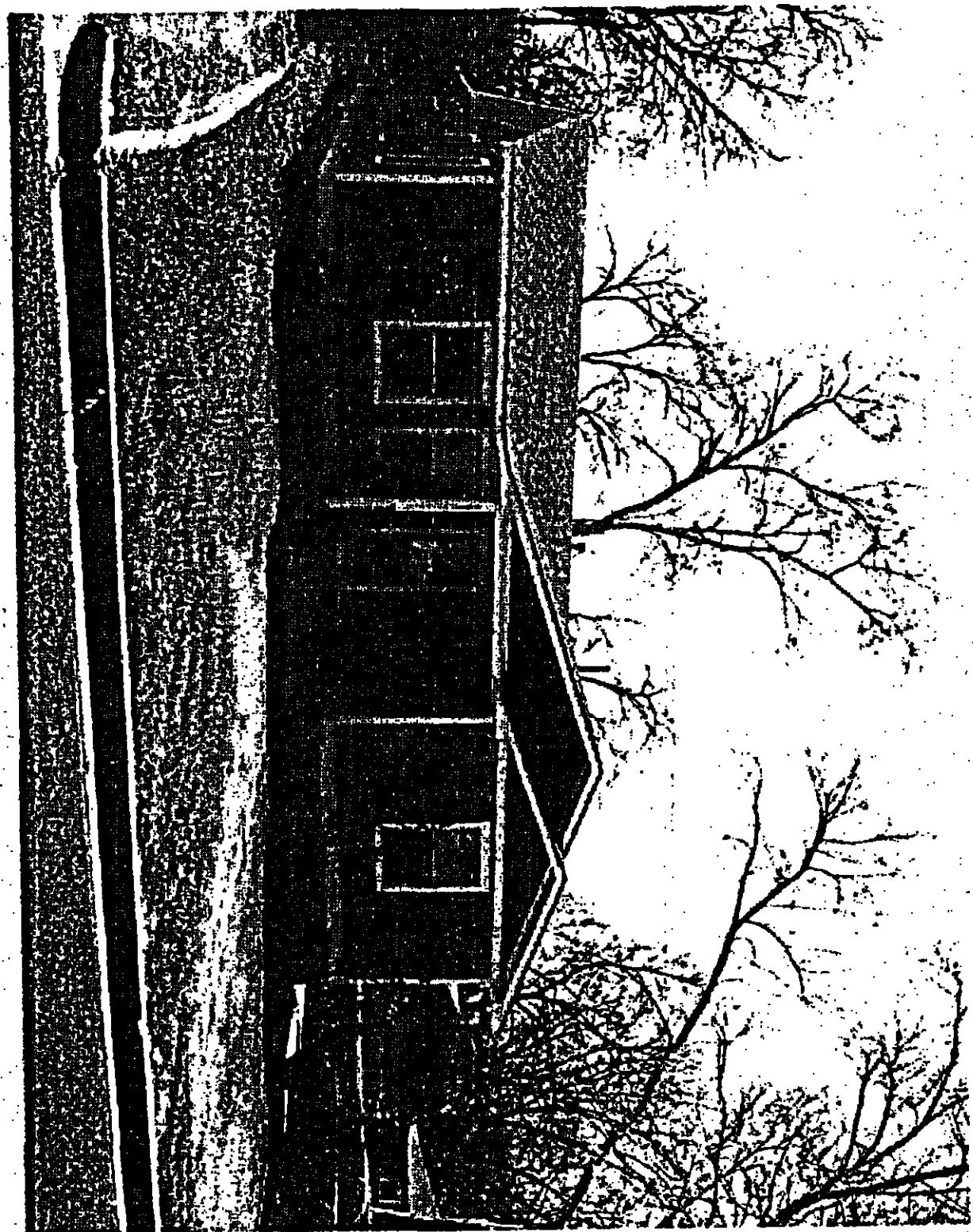


UNIVERSITY
OF TORONTO
AT AUSTIN



605 Fielding





603 Fairfield Log

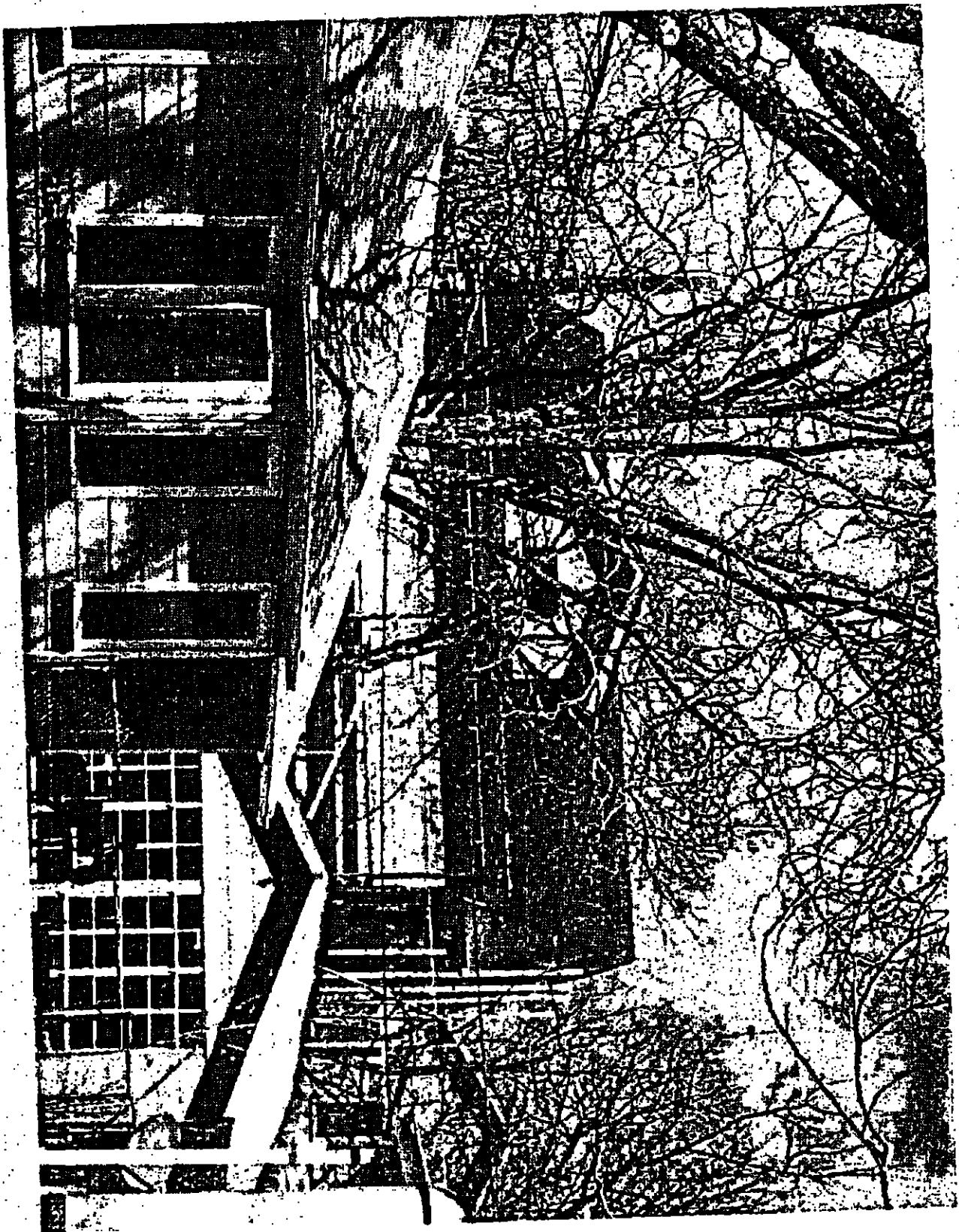
507 FairfieldJPG





609 Folsom St

[View full image](#) | [Download](#)

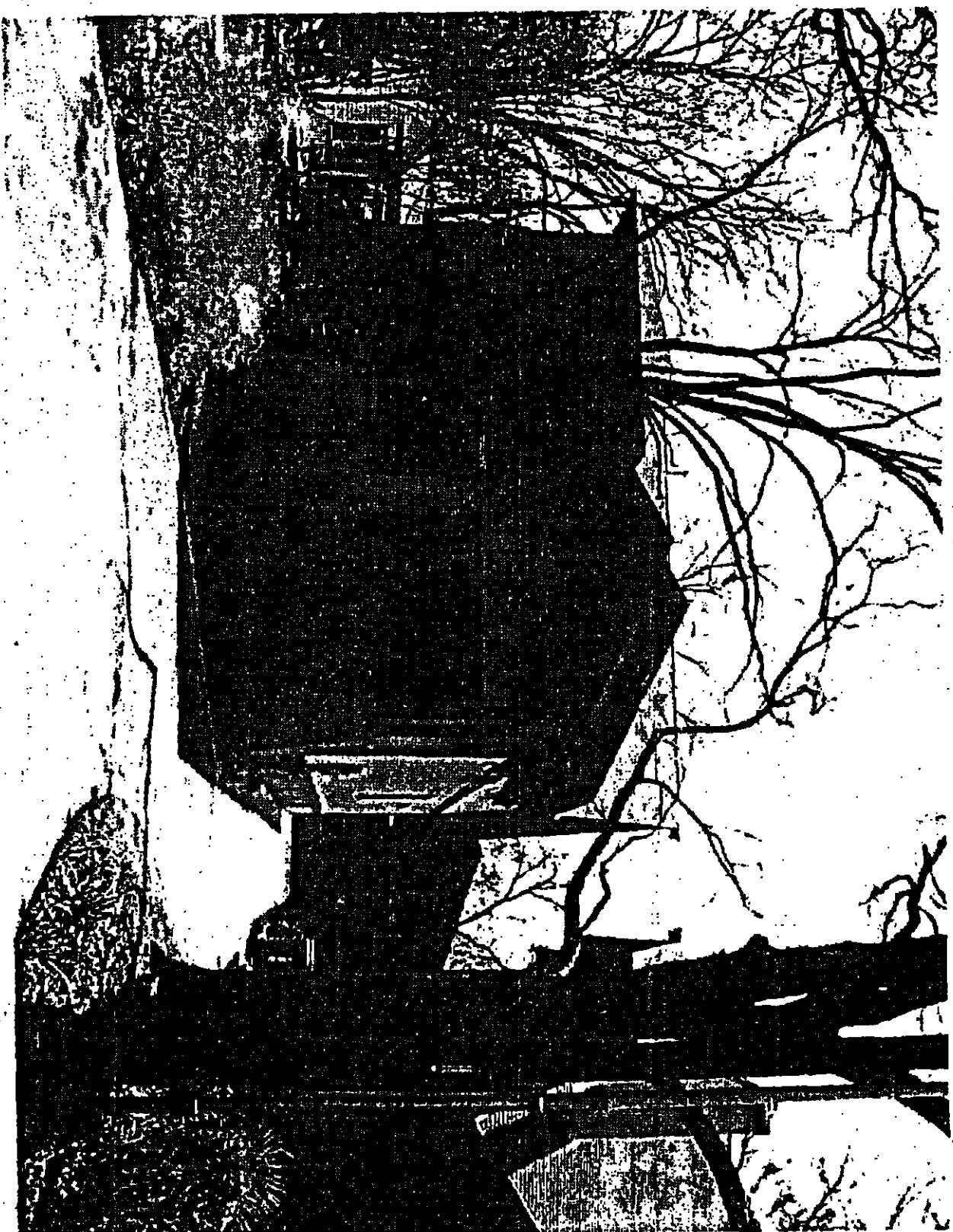


Dear Fairfield to Aschaffenburg

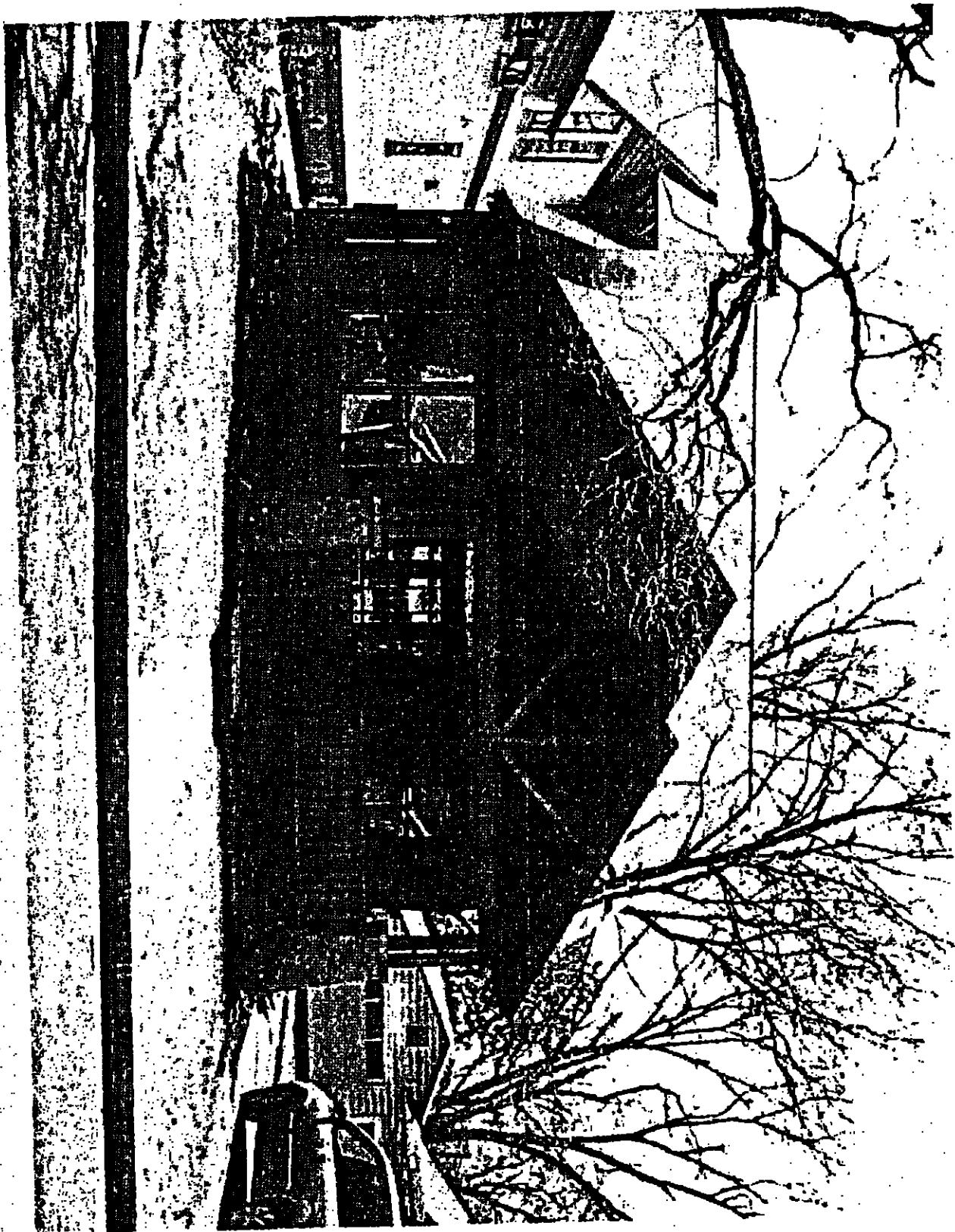




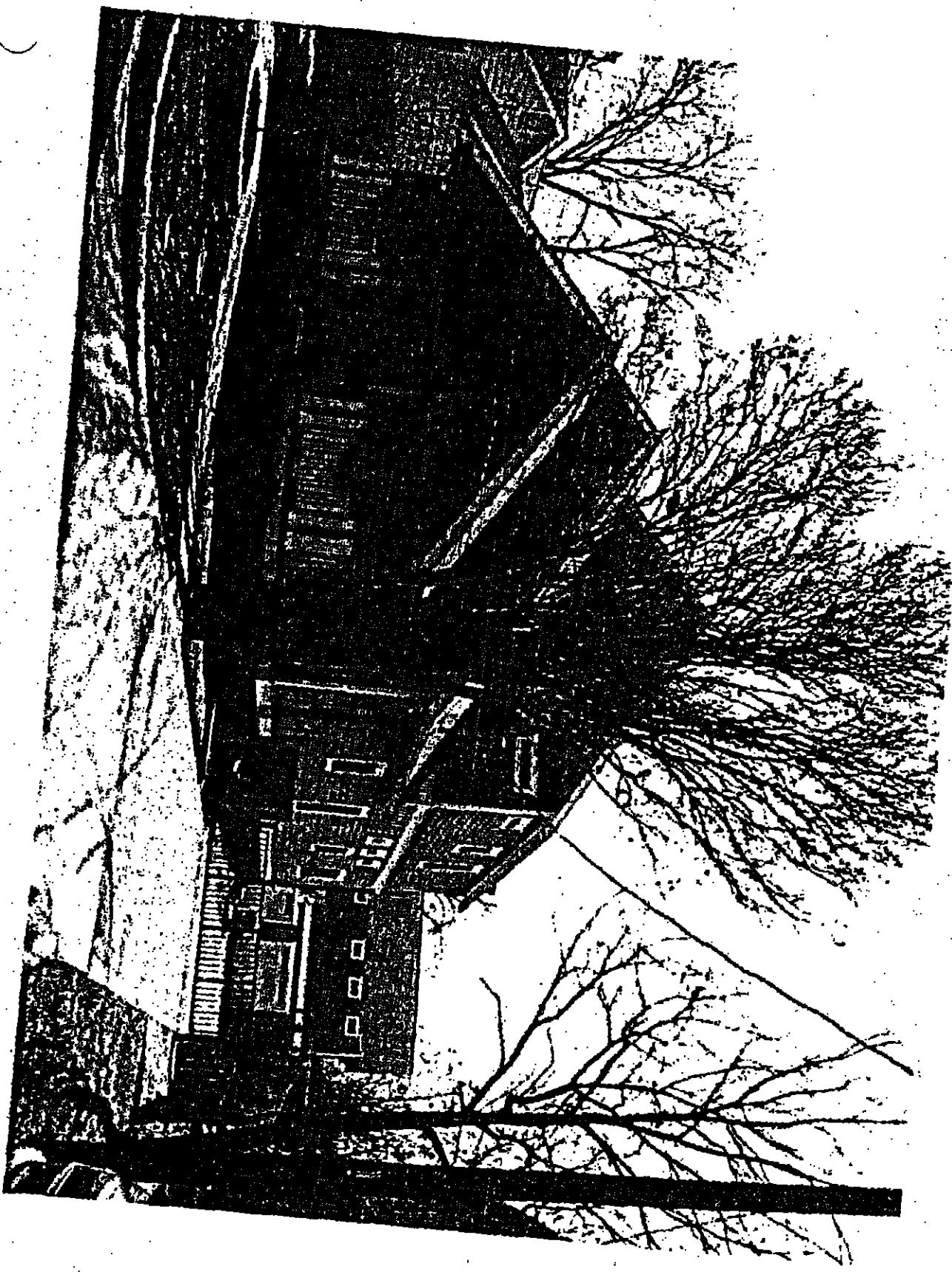
संग्रहीत 209



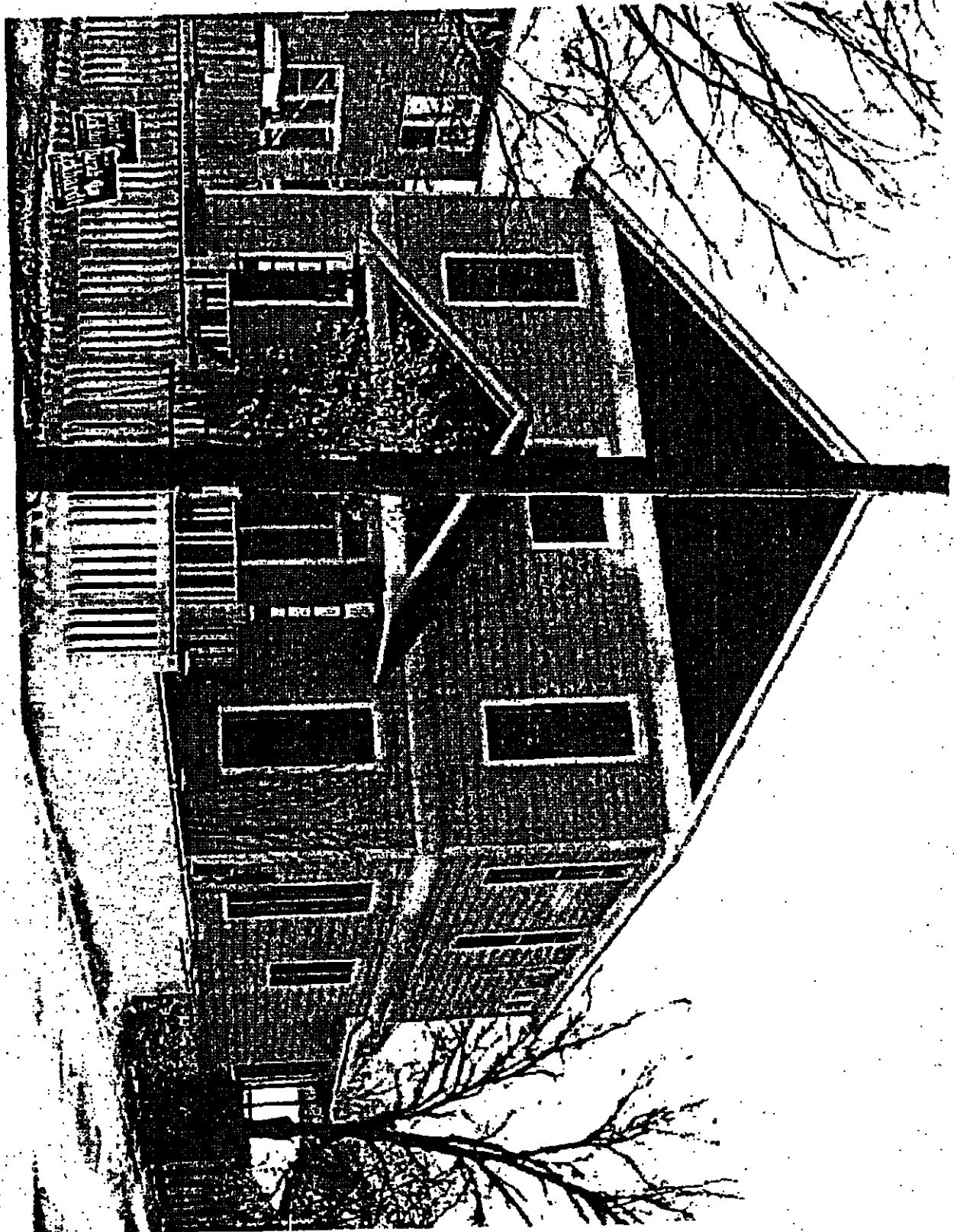
607 49th Jpg



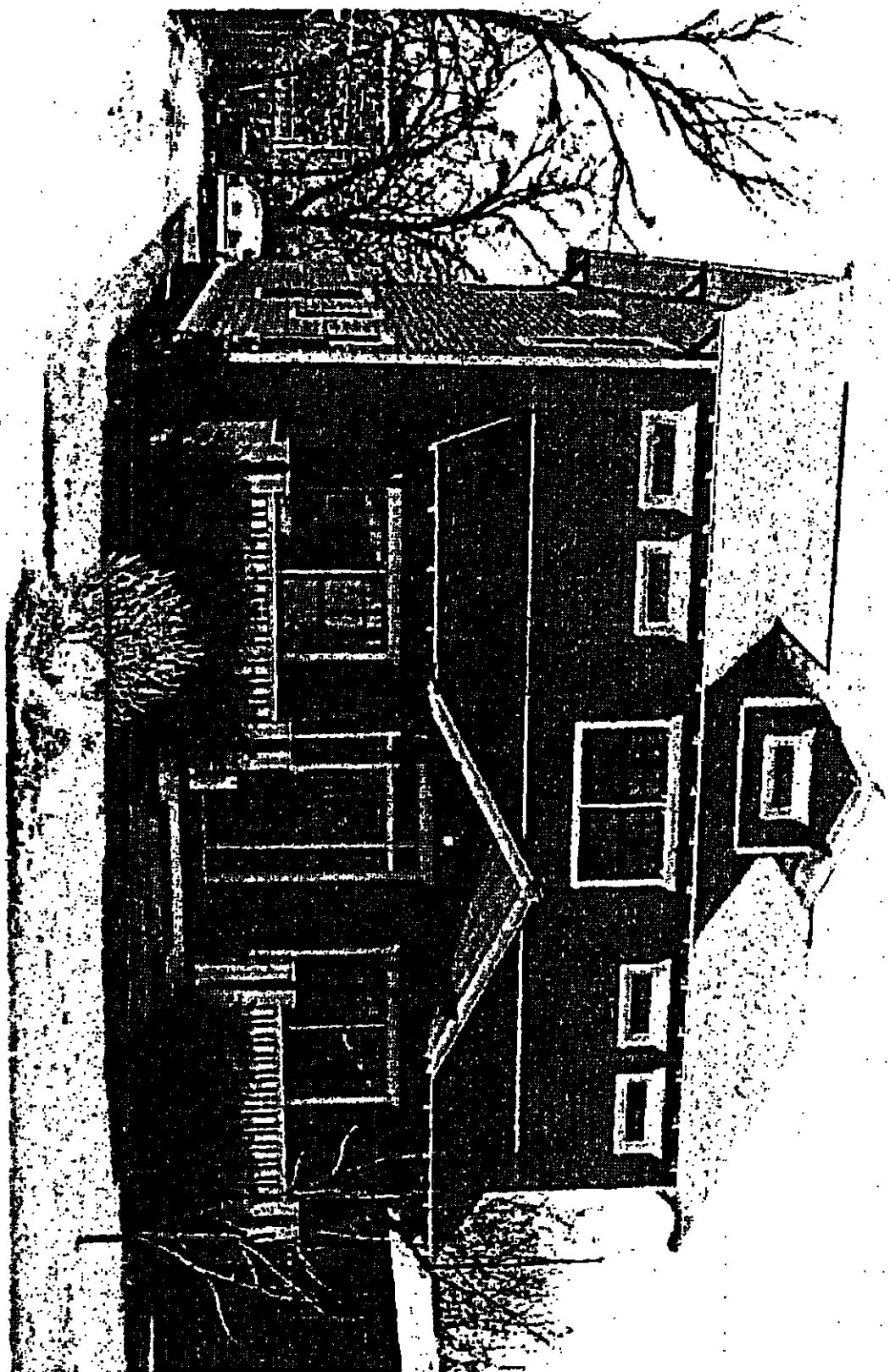
605-48119



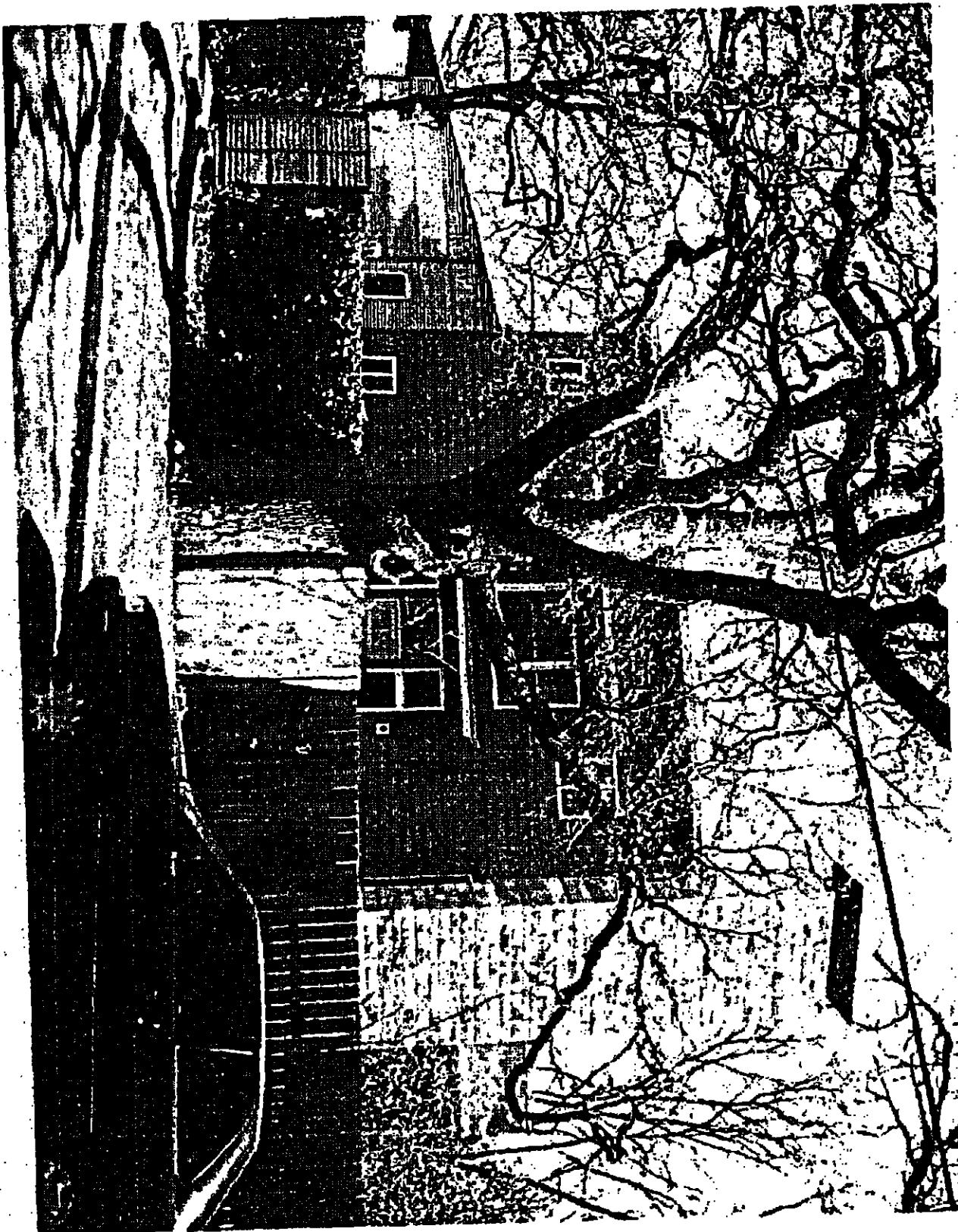
SIS 49th.jpg



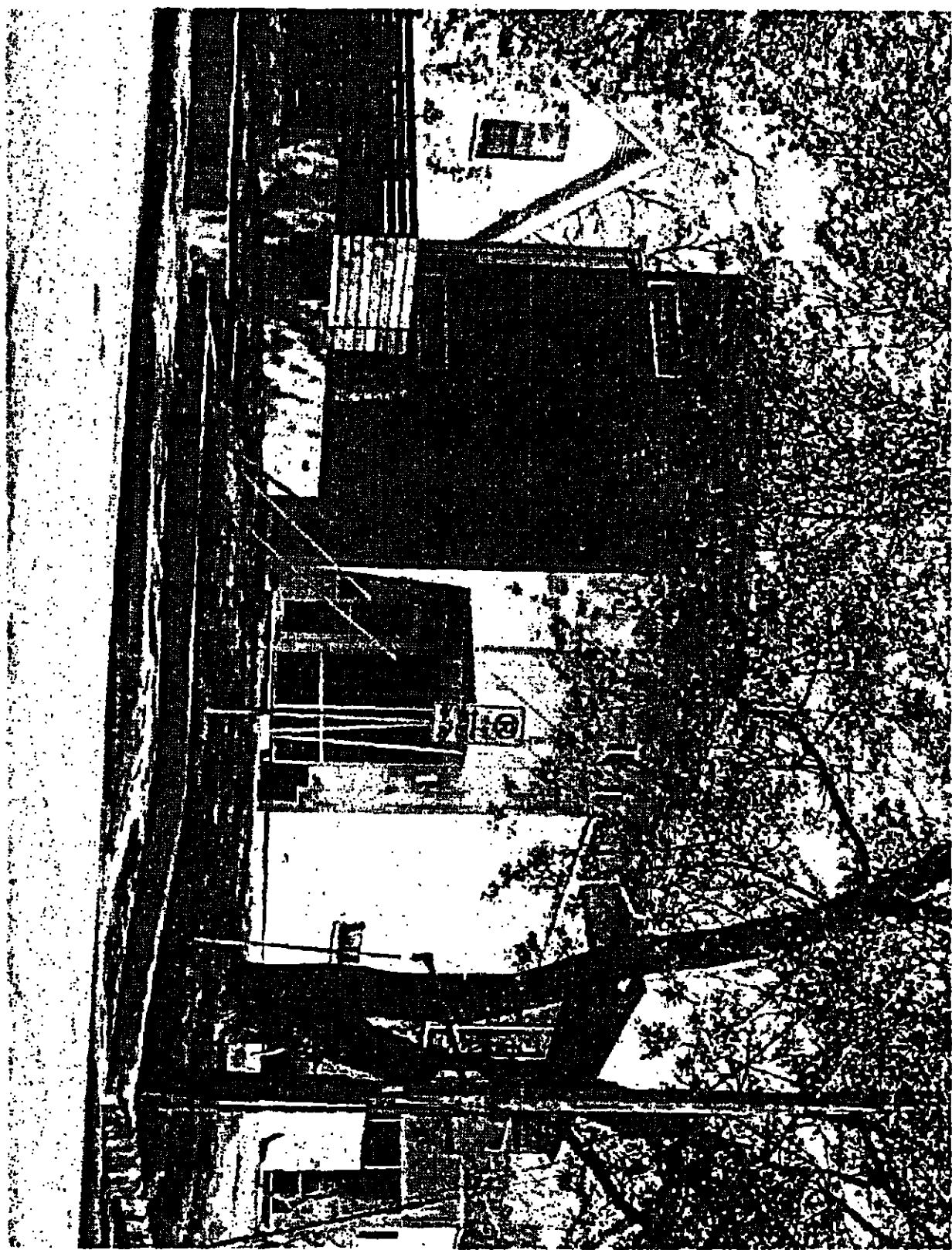
511-4611



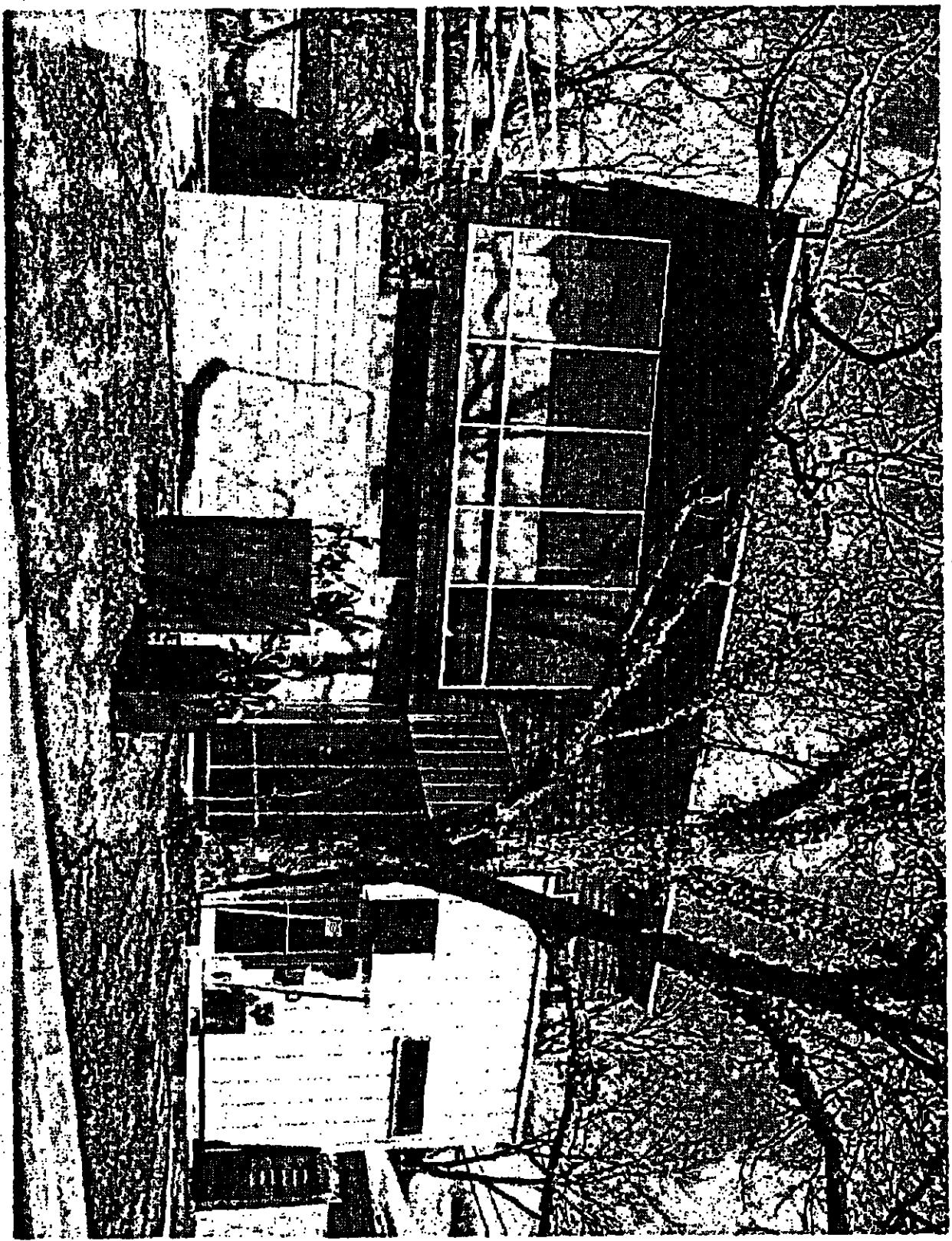
605



1523 144 GJF

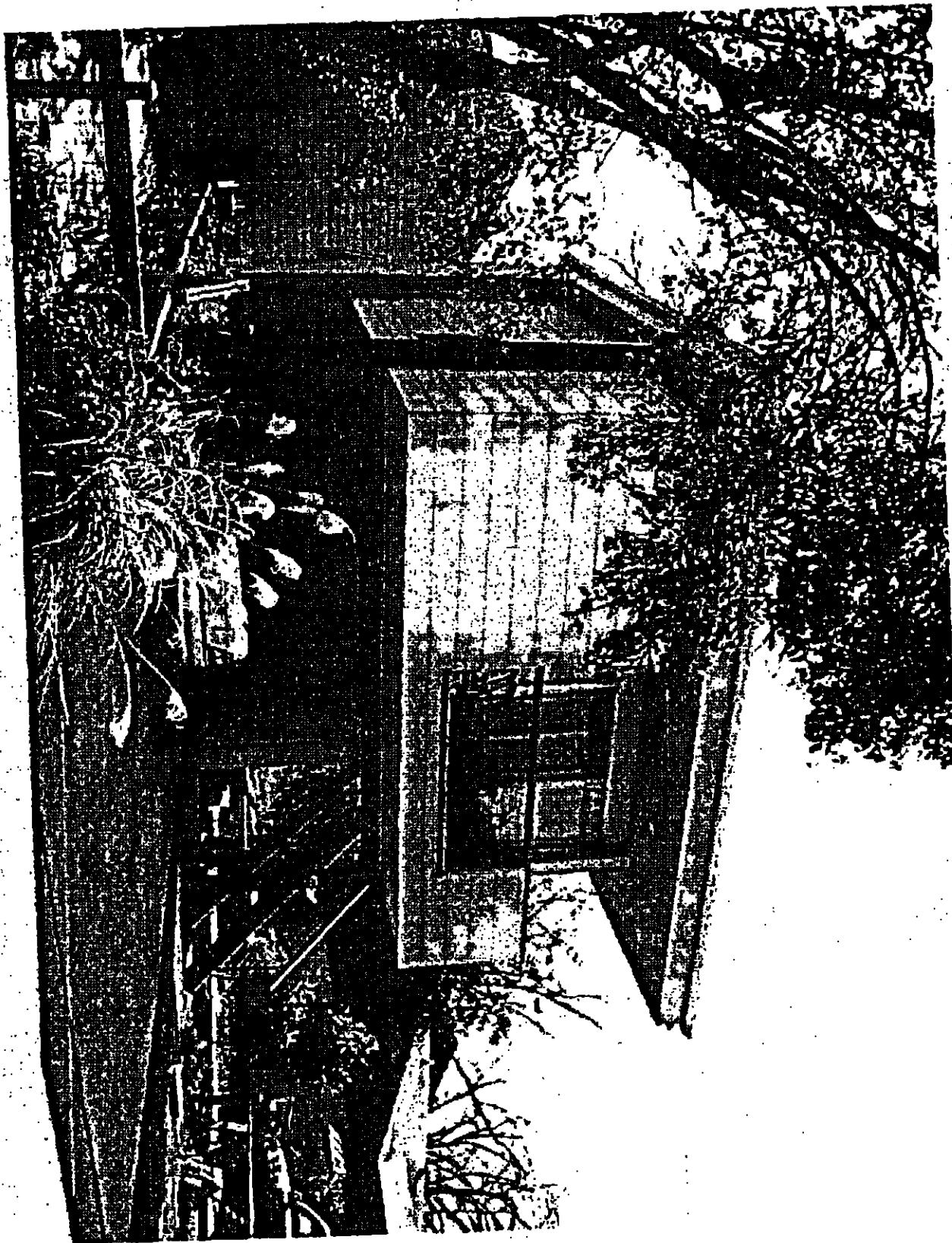


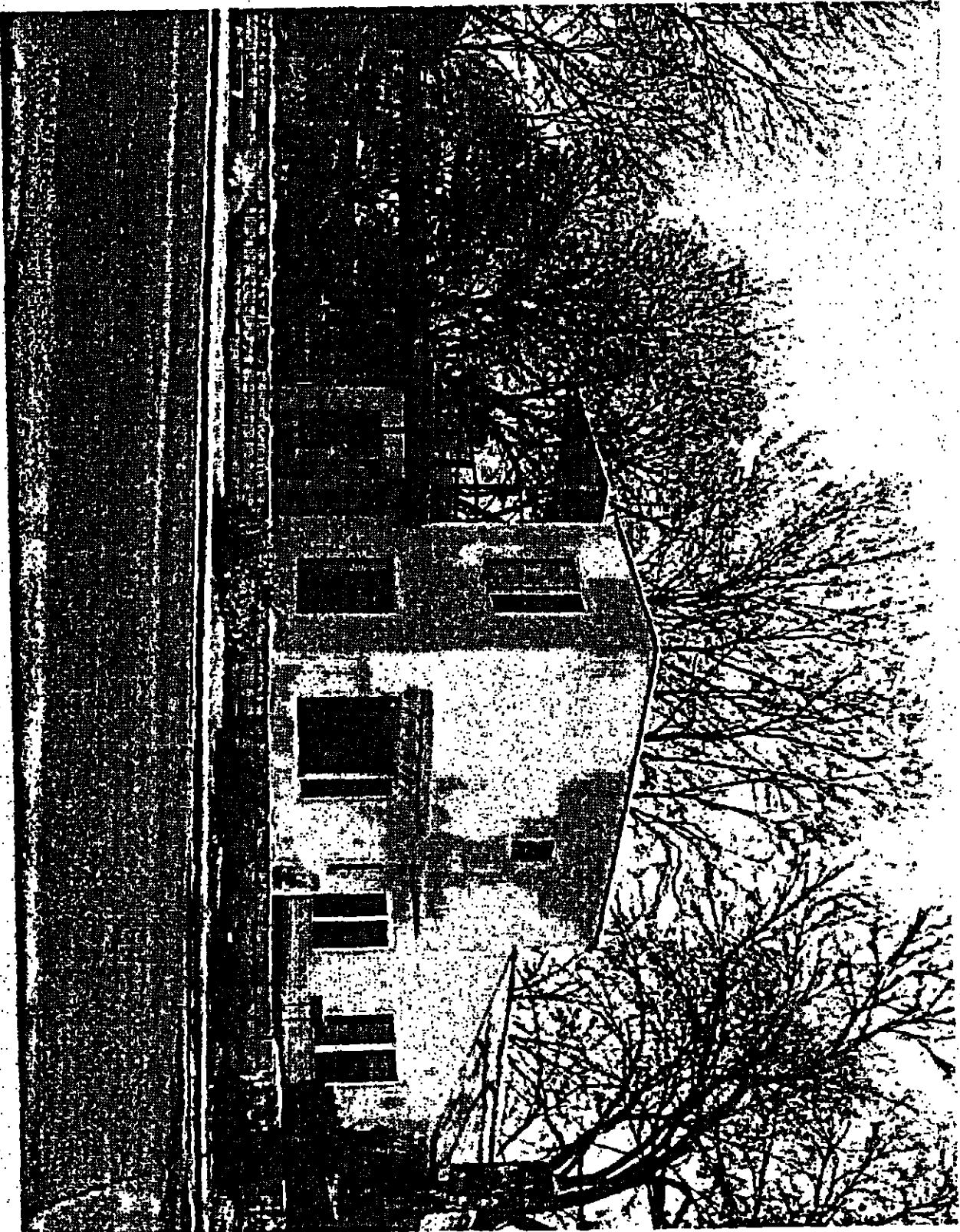
1901 Dated 1910



701 Damal Drpg

4814 Caswell and 49th Jig







Robert Ross

EXHIBIT G

Owner's Name WEBBER STEVE E

Marketing Address 805 FAIRFIELD LN
AUSTIN, TX 78751-2636

Location 805 FAIRFIELD LN 78751

Legal LOT 5 BLK D PATTERSON HEIGHTS

Property Details

Value Information

	2005 Certified
Tax Value	137,500.00
Improvement Value	83,397.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	220,897.00
10% Cap Value	0.00
Total Value	220,897.00

Deed Date	12222003
Deed Volume	00000
Deed Page	00000
Exemptions	HS.
Fraser Exempt	F
ARB Protect	F
Agent Code	0
Land Acres	0.0000
Block	D
Tract or Lot	8
Docket No.	2003295478TR
Abstract Code	\$10485
Neighborhood Code	Y1201

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	220,897.00	220,897.00	220,897.00	220,897.00
01	AUSTIN ISD	1.823000	220,897.00	206,897.00	220,897.00	220,897.00
02	CITY OF AUSTIN	0.443000	220,897.00	220,897.00	220,897.00	220,897.00
03	TRAVIS COUNTY	0.498300	220,897.00	176,718.00	220,897.00	220,897.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	220,897.00	176,718.00	220,897.00	220,897.00
68	AUSTIN COMM COLL DIST	0.099100	220,897.00	215,897.00	220,897.00	220,897.00

Improvement Information

Improvement ID	State Category	Description
179490	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
179490	206657	157	1st Floor	WW	1947	1,168
179490	849203	011	PORCH OPEN 1ST F	*	1947	86
179490	849204	011	PORCH OPEN 1ST F	*	1947	24
179490	849205	031	GARAGE DET 1ST F	WW	1947	260
179490	849206	005	HVAC RESIDENTIAL	*	1947	1,168
179490	849207	251	BATHROOM	*	1947	1

Total Living Area 3,136

Land Information

Land ID	Type Code	SPTB Code	Homestead	Size-Acres	Front	Depth	Size-SqFt
215632	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	213,824.00	213,824.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	213,824.00	213,824.00
2004	02	CITY OF AUSTIN	213,824.00	213,824.00
2004	03	TRAVIS COUNTY (M&O,JLS,SPEC RD & BRIDGE)	213,824.00	213,824.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	213,824.00	213,824.00
2004	88	AUSTIN COMMUNITY COLLEGE DISTRICT	213,824.00	213,824.00
2003				
2003	0A		187,573.00	177,532.00
2003	01		187,573.00	182,532.00
2003	02		187,573.00	177,532.00
2003	03		187,573.00	142,026.00
2003	88		187,573.00	172,532.00
2002				
2002	0A		199,251.00	181,393.00
2002	01		199,251.00	146,393.00
2002	02		199,251.00	181,393.00
2002	03		199,251.00	129,114.00
2002	88		199,251.00	156,393.00
2001				
2001	0A		182,366.00	146,721.00
2001	01		182,366.00	131,721.00
2001	02		182,366.00	146,721.00
2001	03		182,366.00	117,377.00
2001	88		182,366.00	141,721.00
2000				
2000	01		148,979.00	118,383.00
2000	02		148,979.00	133,583.00
2000	03		148,979.00	106,706.00
2000	88		148,979.00	128,383.00

EXHIBIT H

EXHIBIT 11

TaxNetUSA: Travis County

Property ID Number: 218492 Ref ID2 Number: 02210818070000

Owner's Name LINDZEY JEFFREY KELTON

Mailing Address 2321 WESTROCK DRIVE
AUSTIN, TX 78704-6838

Location 808 FAIRFIELD LN 78751

Legal LOT 7 BLK D PATTERSON HEIGHTS

Property Details

Deed Date	02221978
Deed Volume	00090
Deed Page	10206
Exemptions	
freeze Exempt	F
ARD Protect	F
Agent Code	0
Land Acres	0.0000
Block	D
Tract or Lot	7
Docket No	
Abstract Code	\$10485
Neighborhood Code	Y1202

Value Information

Land Value	137,500.00
Improvement Value	183,588.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	321,088.00
10% Cap Value	0.00
Total Value	321,088.00

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	321,088.00	321,088.00	321,088.00	321,088.00
01	AUSTIN ISD	1.623000	321,088.00	321,088.00	321,088.00	321,088.00
02	CITY OF AUSTIN	0.443000	321,088.00	321,088.00	321,088.00	321,088.00
03	TRAVIS COUNTY	0.480300	321,088.00	321,088.00	321,088.00	321,088.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	321,088.00	321,088.00	321,088.00	321,088.00
68	AUSTIN COMM COLL DIST	0.099100	321,088.00	321,088.00	321,088.00	321,088.00

Improvement Information

Improvement ID	State Category	Description
178492	A1	2 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178492	206659	1ST	1st Floor	WS	1950	1,824
178492	849214	2ND	2nd Floor	WS	1950	1,084
178492	849215	011	PORCH OPEN 1ST F	*	1950	54
178492	849216	012	PORCH OPEN 2ND F	*	1950	54
178492	849217	031	GARAGE DET 1ST F	WS	1950	260
178492	849218	005	HVAC RESIDENTIAL	*	1950	2,888
178492	849219	251	BATHROOM	*	1950	1
178492	849220	413	STAIRWAY EXT	A	1950	1
178492	2519449	011	PORCH OPEN 1ST F	*	1950	180
178492	2548163	812	DECK UNCOVERED	*	1950	96

Total Living Area 2,688

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Feet
218584	LAND	A1	F	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	285,205.00	285,205.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	285,205.00	285,205.00
2004	02	CITY OF AUSTIN	285,205.00	285,205.00
2004	03	TRAVIS COUNTY (M&O,J&S,SPEC RD & BRIDGE)	285,205.00	285,205.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	285,205.00	285,205.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	285,205.00	285,205.00
2003				
2003	0A		253,880.00	253,880.00
2003	01		253,880.00	253,880.00
2003	02		253,880.00	253,880.00
2003	03		253,880.00	253,880.00
2003	68		253,880.00	253,880.00
2002				
2002	0A		215,917.00	215,917.00
2002	01		215,917.00	215,917.00
2002	02		215,917.00	215,917.00
2002	03		215,917.00	215,917.00
2002	68		215,917.00	215,917.00
2001				
2001	0A		236,332.00	236,332.00
2001	01		236,332.00	236,332.00
2001	02		236,332.00	236,332.00
2001	03		236,332.00	236,332.00
2001	68		236,332.00	236,332.00
2000				
2000	01		180,996.00	180,996.00
2000	02		180,996.00	180,996.00
2000	03		180,996.00	180,996.00
2000	68		180,996.00	180,996.00

Owner's Name **WHITE CAROL**Mailing Address **607 FAIRFIELD LN
AUSTIN, TX 78751-2836**Location **607 FAIRFIELD LN 78751**Legal **LOT 6 BLK D PATTERSON HEIGHTS****Property Details**

Deed Date **12192003**
 Deed Volume **00000**
 Deed Page **00000**
 Exemptions **MS.**
 Freeze Exempt **F**
 ARB Protest **F**
 Agent Code **0**
 Land Acres **0.0000**
 Block **D**
 Tract or Lot **S**
 Docket No **200329385TR**
 Abstract Code **S10485**
 Neighborhood Code **Y1201**

Value Information

2005 Certified

Land Value	151,260.00
Improvement Value	124,256.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	263,120.00
10% Cap Value	12,305.00
Total Value	275,515.00

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	263,120.00	263,120.00	275,515.00	275,515.00
01	AUSTIN ISD	1.823000	263,120.00	248,120.00	275,515.00	275,515.00
02	CITY OF AUSTIN	0.443000	263,120.00	263,120.00	275,515.00	275,515.00
03	TRAVIS COUNTY	0.499300	263,120.00	210,496.00	275,515.00	275,515.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	263,120.00	210,496.00	275,515.00	275,515.00
68	AUSTIN COMM COLL DIST	0.099100	263,120.00	258,120.00	275,515.00	275,515.00

Improvement Information

Improvement ID	State Category	Description
178491	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
178491	200658	15T	1st Floor	WW	1950	1,804
178491	849209	011	PORCH OPEN 1ST F	*	1950	.27
178491	849210	041	GARAGE ATT 1ST F	WW	1950	.264
178491	849211	251	BATHROOM	*	1950	.2
178491	8844250	085	HVAC RESIDENTIAL	*	2004	1,804
178491	8844251	571	STORAGE DET	WW	2004	.96

Total Living Area 1,804

Land Information

Land ID	Type Code	SPTB Code	Homestead	Size-Acres	Front	Depth	Size-Sqft
215683	LAND	A1	T	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	235,000.00	235,000.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	235,000.00	235,000.00
2004	02	CITY OF AUSTIN	235,000.00	235,000.00
2004	03	TRAVIS COUNTY (M&O, JES, SPEC RD & BRIDGE)	235,000.00	235,000.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	235,000.00	235,000.00
2004	88	AUSTIN COMMUNITY COLLEGE DISTRICT	235,000.00	235,000.00
2003				
2003	0A		169,581.00	165,327.00
2003	01		169,581.00	115,327.00
2003	02		169,581.00	114,327.00
2003	03		169,581.00	67,262.00
2003	88		169,581.00	85,327.00
2002				
2002	0A		178,551.00	180,298.00
2002	01		178,551.00	100,298.00
2002	02		178,551.00	98,298.00
2002	03		178,551.00	55,238.00
2002	88		178,551.00	70,298.00
2001				
2001	0A		172,965.00	136,835.00
2001	01		172,965.00	86,835.00
2001	02		172,965.00	85,835.00
2001	03		172,965.00	44,306.00
2001	88		172,965.00	66,835.00
2000				
2000	01		138,232.00	74,214.00
2000	02		138,232.00	73,214.00
2000	03		138,232.00	34,371.00
2000	88		138,232.00	44,214.00

Owner's Name MIKULIK WALTER

Mailing Address 803 FAIRFIELD LN
AUSTIN, TX 78751-2636

Location 803 FAIRFIELD LN 78751

Legal LOT 4 BLK D PATTERSON HEIGHTS

Value Information

2005 Certified

Land Value	137,500.00
Improvement Value	196,615.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	333,615.00
10% Cap Value	0.00
Total Value	333,615.00

Property Details

Deed Date	04292004
Deed Volume	00000
Deed Page	00000
Exemptions	
Freeze Exempt	F
ARB Protect	F
Agent Code	0
Land Acres	0.0000
Block	D
Tract or Lot	4
Docket No	2004084135TR
Abstract Code	S10485
Neighborhood Code	T1204

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	333,615.00	333,615.00	333,615.00	333,615.00
01	AUSTIN ISD	1.623000	333,615.00	333,615.00	333,615.00	333,615.00
02	CITY OF AUSTIN	0.443000	333,615.00	333,615.00	333,615.00	333,615.00
03	TRAVIS COUNTY	0.499300	333,615.00	333,615.00	333,615.00	333,615.00
2J	TRAVIS CO HOSPITAL DIST	0.077000	333,615.00	333,615.00	333,615.00	333,615.00
88	AUSTIN COMM COLL DIST	0.099100	333,615.00	333,615.00	333,615.00	333,615.00

Improvement Information

Improvement ID	State Category	Description
416033	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
416033	2781697	1ST	1st Floor	WW	2003	1,997
416033	2787219	011	PORCH OPEN 1ST F	*	2003	80
416033	2787220	005	HVAC RESIDENTIAL	*	2003	1,997
416033	2787221	261	BATHROOM	*	2003	2
416033	2787222	812	DECK UNCOVERED	*	2003	144

Total Living Area 1,997

Land Information

Land ID	Type Code	SPTB Code	Homestead	Size-Acres	Front	Depth	Size-Sqft
215681	LAND	A1	F	0.000	0	0	0

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	335,618.00	335,618.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	335,618.00	335,618.00
2004	02	CITY OF AUSTIN	335,618.00	335,618.00
2004	03	TRAVIS COUNTY (MOS,ES,SPEC RD & BRIDGE)	335,618.00	335,618.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	335,618.00	335,618.00
2004	60	AUSTIN COMMUNITY COLLEGE DISTRICT	335,618.00	335,618.00
2003				
2003	0A		110,000.00	110,000.00
2003	01		110,000.00	110,000.00
2003	02		110,000.00	110,000.00
2003	03		110,000.00	110,000.00
2003	60		110,000.00	110,000.00
2002				
2002	0A		169,520.00	150,460.00
2002	01		169,520.00	135,460.00
2002	02		169,520.00	150,460.00
2002	03		169,520.00	120,368.00
2002	60		169,520.00	145,460.00
2001				
2001	0A		173,102.00	136,782.00
2001	01		173,102.00	121,782.00
2001	02		173,102.00	136,782.00
2001	03		173,102.00	109,428.00
2001	60		173,102.00	131,782.00
2000				
2000	01		138,366.00	109,348.00
2000	02		138,366.00	124,348.00
2000	03		138,366.00	99,478.00
2000	60		138,366.00	119,348.00

EXHIBIT J

EXHIBIT J

RESIDENTIAL HOMESTEAD EXEMPTION APPLICATION

THERE IS NO FEL TO FILE THIS

TAX YEAR 1965-66

TRAVIS CENTRAL APPRAISAL DISTRICT

PO BOX 149912, ALEXANDRIA, TX 76214-9912
(312) 834-9135 (312) 834-3328 TDD (312) 834-6651 FAX www.mavical.org

Chapter 8: Marine Additives

300 1947 846
PUSTAKA TX 76730

Ques 10
Prop TQ.

Left S. Ben V. Patterson Right

Address of Property, place and applying for of different from same District address: 605 E. LEE & WILD AVE., AUSTIN, TX 78701
 Office # (409) 232-7333 Work Home 605 E. Lee & Wild Street No. 111-A 78701
 Street No. 111-A 78701 Street No. 111-A 78701

Subsequent to the proposed application to the Appellate Court on June 11, 2010, there was an opportunity for a brief intervention. An intervention notice out of the court of first instance was filed by the parties on June 14, 2010, and was accepted by the court on June 15, 2010. The intervention notice was filed by the parties on June 14, 2010, and was accepted by the court on June 15, 2010. The intervention notice was filed by the parties on June 14, 2010, and was accepted by the court on June 15, 2010.

QUESTIONS IN THE FOLLOWING INFORMATION		
<input checked="" type="checkbox"/>	yes	Do you consider the property to have gravity importance?
<input type="checkbox"/>	no	In this context of this survey, would you say it is important for your business to be located near the property? If so, why? (Please explain)
<input checked="" type="checkbox"/>	yes	Is there anything different from the property address? If yes, please explain.
<input type="checkbox"/>	no	Are you planning a change of residence or another property?
<input type="checkbox"/>	yes	If yes, does your power of attorney allow you to do so?
<input type="checkbox"/>	no	Do you plan to propose a will in the future? Are you considering Agented Death or Special Deathcare plan?
<input type="checkbox"/>	no	Is this property owned by more than two persons, other than your spouse? If yes, did the other owners do not leave 10% jointly than former and existing addresses and percentage of ownership?
<input type="checkbox"/>	yes	Is this ownership for a family trust? If yes, you must furnish a copy of documentation of ownership and location from the Texas Department of Banking and Consumer Affairs. Other name, model and identification #.
<input type="checkbox"/>	no	Is this a co-ownership or tenancy in common? If yes, do you have an undivided right to occupy the entire business? You must attach a descriptive drawing.
<input type="checkbox"/>	yes	Number of rooms under a residential occupancy (for example, garage, etc.) _____

PLEASE CLICK THE IMAGE TO ENLARGE AND DOWNLOAD.

- GENERAL RESIDENTIAL EXEMPTIONS:** DATE MOVED IN _____ To qualify for general residential exemptions, complete your tax return for
ANSWER 3 - make sure up-to-date due and the taxes are deposited in the right account.

- SHOOTING IT OUT IN THE CLOUDS:** If you are shooting close to the ground, like the super-orchestrated *Die Hard*, you need to cover your bases, literally. I recommend *Hotshot* for the Die Hard look. *Clouds* is great if you want to shoot from the clouds and it's a bit up there, but, you know, who will care if he's shooting up at 10,000 feet? You'll need *Clouds* and *Die Hard* and *Clouds* and *Die Hard*. The major downside is better frame transfer technology, not super-resolution, from your camera's pixel count. What you don't need are more pixels, no offense to *Clouds*. *Clouds* is probably the best of the *Die Hard* movies.

- DATA ENTRY TEST:** You will be given 2 sets of data to enter into our system. One set will be provided by us and the other will be provided by you. You will be given 1 hour to complete the test. You will be given a copy of the data entry test and a copy of the data entry test results. You will be given a copy of the data entry test results and a copy of the data entry test results.

- SURVEYING STATE OF A PLATE IN RELATION TO THE SPHERICAL EXPLANATION.** Considered as an integral of the Uni-45
processes in the solution of problems 51 to 55, page 250, or as a separate article, page 251, the following notes will be found
useful in the construction of the plate.

- (Please furnish a copy of a current Driver's License or Birth Certificate and a copy of the Death Certificate of the deceased.)
LATE PAYING FOR PAST DUES: What prior late fees apply to Inc. _____ 30-127 "There will be no late fees if all the judgments started due in year _____."

RECORDED: At 10:15 AM (CT) On signing this instrument, we have read that this instrument is held in the possession of the attorney for the Plaintiff. We state that the facts set forth in this instrument are true and correct. If the Court Appraiser questions your information, please do not hesitate to supply him/her. Name(s) of the Court Appraiser(s) are listed below. In the event he/she is unable to attend, the other appraiser(s) will be present. The Court Appraiser(s) are responsible for all which occurs right or goes wrong in our examination or in our calculations or findings. This record will be held until settlement has been made. We have read and understand the penalties for filing a false statement.

If you make a false statement on this application, you could be fined up to a \$100. A stipulation or a form job release letter from your employer is required.

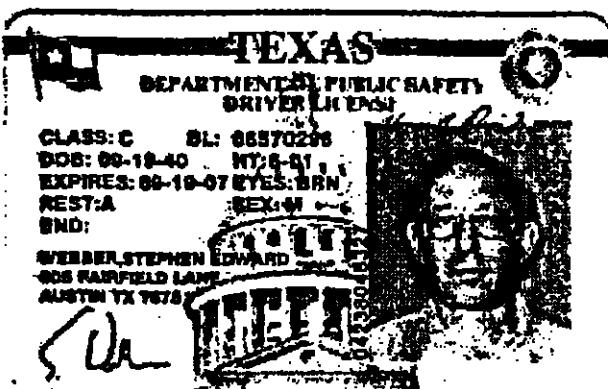


EXHIBIT T

605 Fairfield Model



Front elevation



East elevation



Rear elevation



West elevation

EXHIBIT V

EXHIBIT V
EVIDENCE OF COMMUNITY INVOLVEMENT
605 Fairfield Lane Waiver application

Steve Webber

Recently retired from University of Texas after 40 years of being a Chemistry professor.

Father of three children, Stephanie (art teacher for AISD), David (co-applicant on this waiver, Michael (Manager at Rand Corp in Santa Monica, CA).

Ransom Baldasare

First came to Austin as an employee of Applied Materials in the early 90's working with local Austin clients (Motorola and AMD).

In 1995 an original investor in the SOMA Coffee house located on 4th Street (now Saba Blue Water café).

Moved to Austin full-time in 2001.

David Webber

Born and raised in Austin. Westlake High School graduate, UT grad, downtown business owner since 1998

Sister lives with family in Austin. Brother lives with family in Culver City, CA.
97yo Grandmother lives in South Austin

Community Involvement (David Webber):

- AIA member
- 2006 AIA design award recipient
- AIA Austin Education Commissioner
- Umlauf Sculpture Garden and Museum Board president,
- Austin Museum Of Art board of advisers
- UT School of Architecture visiting juror, drawing set contributor for examples for students
- Long Center sponsor
- KUT, KMFA, and KLRU business sponsors
- YMCA century club,
- Women and their Work sponsor
- Recently invited by Mary Reed to be the architect on Clarksville CCDC

EXHIBIT W

City of Austin
505 Barton Springs Road
512-974-2890
Historic Preservation Office

March 21, 2006

QTY
1

A Demolition Permit
Application

RATE
RATE

TOTAL
\$26.00

\$26.00

March 21, 2006
Stephen Webber, 605 Fairfield Ln

Paid \$25.00 ck # 5563

**After you have received a call from the Historic Preservation Office,
To process permit go to the 2nd floor and tell them you have had
a call from us and that the Historic portion of your permit
has been signed off.**



CITY OF AUSTIN
NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT
One Texas Center, 505 Barton Springs Road

RESIDENTIAL DEMOLITION PERMIT APPLICATION

1. Stephen E. Webber hereby apply for a permit
to DEMOLISH the structure currently located at:
605 Fairfield Lane, Austin, Texas 78751

Will the proposed work require use of City right-of-way: YES NO

If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 874-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>.

Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? YES NO

If "YES" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center, 874-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 874-1876, or at <http://www.ci.austin.tx.us/trees/>.

PERMIT SUBMITTAL REQUIREMENTS:

1. Site plan or survey that shows the street address, location of the structure on the lot, length, and width dimensions of the structure, and shows the structure or portion of the structure to be demolished on paper no larger than 8 1/2 x 14.
2. Certified tax certificate from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-8473). Copies are NOT accepted.
3. Proof of ownership of the property or proof of permission from the owner of the property to secure a demolition permit on behalf of the owner.
4. Photograph, clearly showing the structure or portion of the structure proposed for demolition. A digital photograph is acceptable.
5. \$25 review fee for each application.

PLEASE NOTE: Be sure to check with the Watershed Protection and Development Review Department (Residential Zoning Review) located on the 2nd floor at One Texas Center prior to filling this application to make sure that a new structure can be built on this property. Once the

application is approved your permit must be obtained in the Permit Center and additional fees will be assessed.

I, the undersigned, hereby swear or affirm that the information provided above is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

I understand that no work may begin prior to issuance of this permit.

I understand that this permit cannot be issued until the City Historic Preservation Office reviews and approves the application. The City Historic Preservation Office reviews all permit applications within three (3) business days. I also understand that if a building or structure is determined to be potentially historic as defined by §25-11-214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Name of Owner/Agent: Stephen E. Webber, Owner / David Webber, agent

Address of Owner/Agent: owner: 605 Fairfield Lane, Austin, Texas 78751

agent: 300 West Avenue, Suite 1322 Austin , Texas 78701

Telephone Number: owner: 440-227-7851 agent: 512-236-1032

FAX Number: 512.236.1039

E-mail: cmsew@mail.utexas.edu or dawebber@webberhanzlk.com

James L. Barth

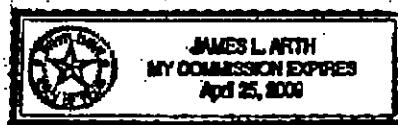
Signature of Owner/Agent

Sworn and subscribed before me this 17 day of M A R C H, 2006

James L. Barth

Notary Public in and for the State of Texas

My commission expires: _____



To: City of Austin
One Texas Center
505 Barton Springs Road

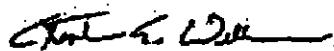
From: Stephen E. Webber
605 Fairfield Lane
Austin, TX 78751

March 17th, 2006

To Whom It May Concern: I, Stephen E. Webber the owner of 605 Fairfield Lane, am applying for a residential demolition permit of the above property to begin a remodel and addition process.

I give permission to David E. Webber, AIA (my son) to act as my agent for all issues related to improvement to the property at 605 Fairfield Lane, Austin, Texas 78751 including but not limited to demolition and building permits

Sincerely,



Stephen E. Webber

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number	<u>BP-06-0044PA</u>	
Building Permit No.		
Plat No.	<u>QH</u>	
Reviewer	<u>QH</u>	
Date <u>3/1/06</u>		

PRIMARY PROJECT DATA

Service Address 805 Fairfield Lane

Tax Parcel No. 218490

Legal Description

Lot 8 Block Q Subdivision Patterson Heights

Section Phase

If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

Remodel (specify) of existing house, wd frame house 1157 sf

New Residence

Duplex

Addition (specify) 2-floor & 1-floor powder room, guest room and terrace

Garage attached detached

Other (specify)

Carport attached detached

Pool

Zoning (e.g. SF-1, SF-2...) BF-2-NCCD-NP Height of building 27'-0" ft. # of floors Two

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
 (LDC 25-2-551(BX6))

Does this site have a Board of Adjustment ruling? Yes No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes No

Does this site front a paved street? Yes No A paved alley? Yes No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ 109,825

Electrical \$ 4,450

Mechanical \$ 5,580

Plumbing \$ 5,830

Driveway

& Sidewalk \$ 2

TOTAL \$ 126,685
(labor and materials)

**DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 7560 sq. ft.

Job Valuation \$ 233,315

(labor and materials)

Total Job Valuation (remodels and additions)

\$ 360,000

(labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODELS

Building \$ _____ \$ _____

Electrical \$ _____ \$ _____

Mechanical \$ _____ \$ _____

Plumbing \$ _____ \$ _____

Driveway

& Sidewalk \$ _____ \$ _____

TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name Steve Webber, David Webber, Ransom Baldasare

Telephone (h) 512-423-9779

(w) 512-236-1032

BUILDER Company Name W+Inc.

Telephone 512-480-8838

Pager _____

FAX 512-236-1039

DRIVEWAY /SIDEWALK Contact/Applicant's Name Ransom Baldasare

Telephone 512-480-8838

Contractor W+Inc. Tim Terwey

CERTIFICATE Name David Webber, Ransom Baldasare, Steve Webber

Telephone 512-702-1643

OF OCCUPANCY Address 1718a West 10th Street City Austin SI IX ZIP 78703

You would like to be notified when your application is approved, please select the method:

telephone e-mail: ransom@webberhanzllc.com

You may check the status of this application at www.ci.austin.tx.us/development/pierjvr.htm

Service Address 905 Fairfield Lane

Applicant's Signature 

Date 03/21/06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

- a. 1st floor conditioned area
- b. 2nd floor conditioned area
- c. 3rd floor conditioned area
- d. Basement
- e. Garage / Carport
 - _____ attached
 - _____ detached
- f. Wood decks (must be counted at 100%)
- g. Breezeways
- h. Covered patios
- i. Covered porches
- j. Swimming pool(s) (pool surface area(s))
- k. Other building or covered area(s)

Specify **Shed**

	Existing	New / Addition
a. 1 st floor conditioned area	1157 sq.ft.	330 sq.ft.
b. 2 nd floor conditioned area	0 sq.ft.	703 sq.ft. Improv (1588 total sq. ft.)
c. 3 rd floor conditioned area	0 sq.ft.	0 sq.ft.
d. Basement	0 sq.ft.	0 sq.ft.
e. Garage / Carport <ul style="list-style-type: none"> _____ attached _____ detached 	0 sq.ft.	0 sq.ft.
f. Wood decks (must be counted at 100%)	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	168 sq.ft.	sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) (pool surface area(s))	0 sq.ft.	0 sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Roof overhang Other pad	128 sq.ft.	2371 sq.ft.

TOTAL BUILDING AREA (add a. through l.)

1315 sq.ft.

2371 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

2548 sq.ft.

33.70 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

- a. Total building coverage on lot (see above)
- b. Driveway area on private property
- c. Sidewalk / walkways on private property
- d. Uncovered patios
- e. Uncovered wood decks (may be counted at 50%)
- f. Air conditioner pads
- g. Concrete decks
- h. Other (specify)

2548 sq.ft.
602 sq.ft.
0 sq.ft.
283.5 sq.ft.
0 sq.ft.
0 sq.ft.
0 sq.ft.
0 sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3340.5 sq.ft.

43.2 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-3-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1176 and receive approval to proceed.

I agree that this application will expire on the 18th day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE **DATE** 03/21/06

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 28652 (N/A)

Rejection Notes/Additional Comments (for office use only):

ONE STOP SHOP**505 Barton Springs**

Austin, Texas 78701

(512) 974-3453 phone

(512) 974-3779 fax

Austin Energy**Electric Service Planning Application (ESPA)**

(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 120 or 223 amps 32Requestor's Name Dawn Webber for Steve Weston Phone 423-9777 2361532Address 607 FAIRFIELD LANE AUSTIN, TX 78751 ORLegal Description PATTERSON HEIGHTSLot 5 Block D Commercial/Residential? RESIDENTIALWho is your electrical service provider? AE or Other

Service Main Size _____ (amps) Service Conductor _____ (type & size)

AE Service Length _____ (ft) Number of Meters? _____ Multi-Fuel Y N

Overhead/Underground? Voltage _____ Single-phase (120) Three-phase (208)

Total Square Footage _____ New service or upgrade _____

Largest A/C unit _____ (Tons) OR LRA of Largest A/C Unit _____ (amps)

Electric Heating _____ (kW) Other _____ (kW)

Comments: Add on/ Electrician to pull permit

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

3-20-06

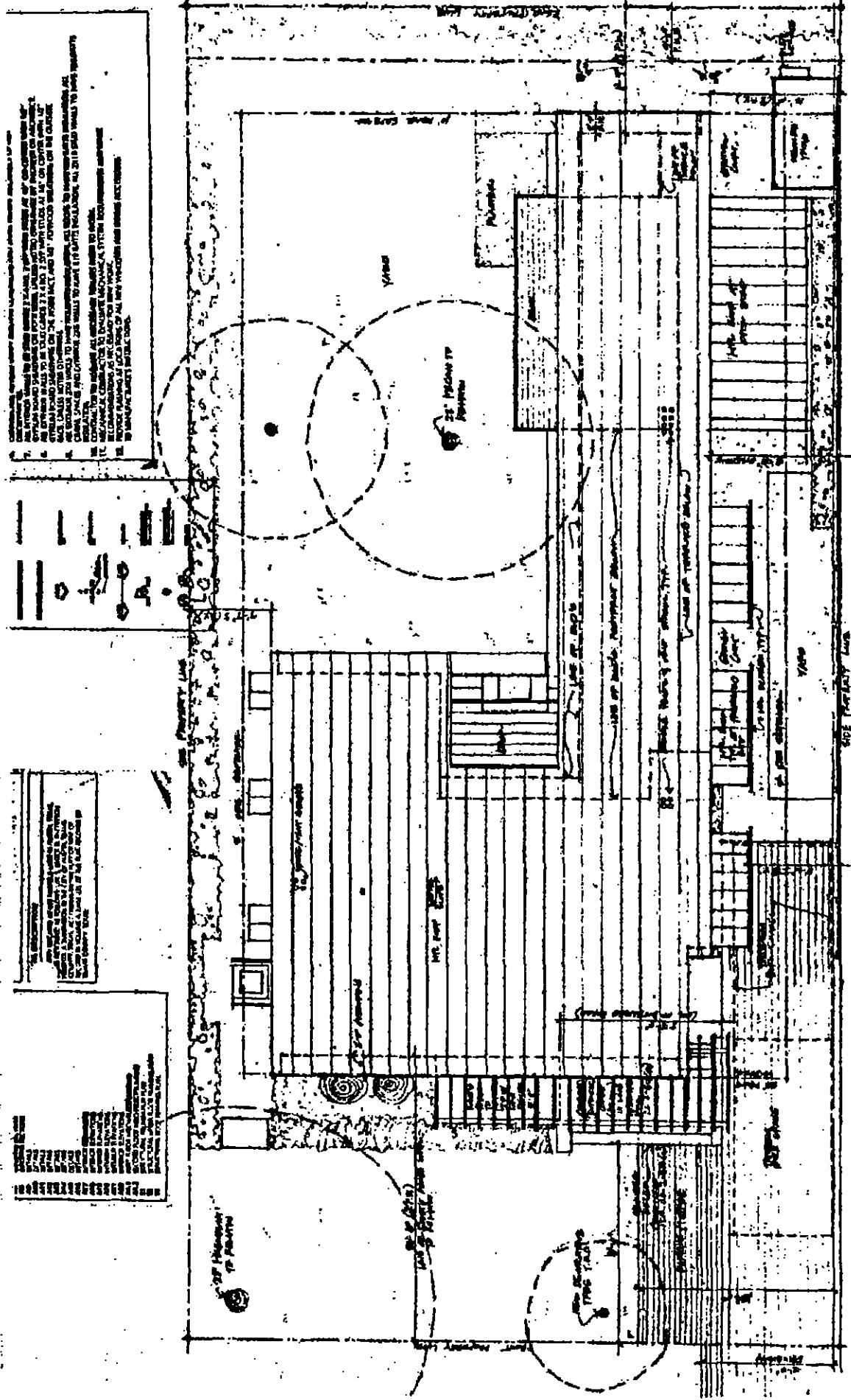
AE Representative _____ Date _____
(Remarks on back) Phone 974-2632**Application expires 90 days after date of Approval**

Revised by Austin Energy 3/1/06

AE APPROVED

MAR 20 2006

RLS 7922



SITE PLAN/ROOT PLAN
1" = 10'-0"

EXHIBIT K

227 14

LOT 15

LOT #2

11-29

~~20~~
TO CLARKS
NEW YORK

605 FAIRFIELD LANE
(See reverse)

LINE NO. 2 BLOCK NO. 10 SECTION 10 FARMER'S NAME PATTERSON HEIGHTS
SECTION
UNIT SURVEY TOWNSHIP RANGE SECTION PLAT NUMBER
CITY TYLER STATE OF TEXAS STREET ADDRESS 603 FAIRFIELD LANE
CITY AUSTIN REFERENCE NAME RACHEL M. ORLANDOS AND KATHERINE G.

American Surveying Company
of Austin

1912 East Aransas St., Suite C-17
Austin, Texas 78701
(512) 467-4251



Subject property by SEARCHED INDEXED
the within the 100 Year Flood
prone area and has a Zone _____
rating as shown on the Flood
Insurance Rate Map (F.I.R.M.)
Community No. 0000024
Panel 00000000
dated 7-1-81
This certification is for
insurance purposes only and is
not a guarantee that this
area will not experience flooding.

DATE 8-18-93
NAME H-E-T-7
ADDRESS 300 EAST
ID # 2100224
PHONE 111-123-71
FAX 201

OPTIONAL FORM OF CONTRACT

TO THE ABOVE-DESIGNED FORMS OF THE PRACTICE ATTACHED AND TO
OPTIONAL FORM OF CONTRACT, INC.

I, the undersigned, hereby state, certify and declare that the above and all other documents of this property, together contained herein and in connection therewith, there are no covenants, however long continuing, or understandings, concerning or respecting, either written or oral, or known to plaintiff, witness to plaintiff's signature, and that this property has come to him and from a deceased testator, and that all documents

FILE NUMBER	13-15-111	1/G
DRAFTING	13-15-111	10/18
FINAL CHECK		
RECALL STATION		
NO. OF SHEETS		

EXHIBIT L

EXHIBIT L

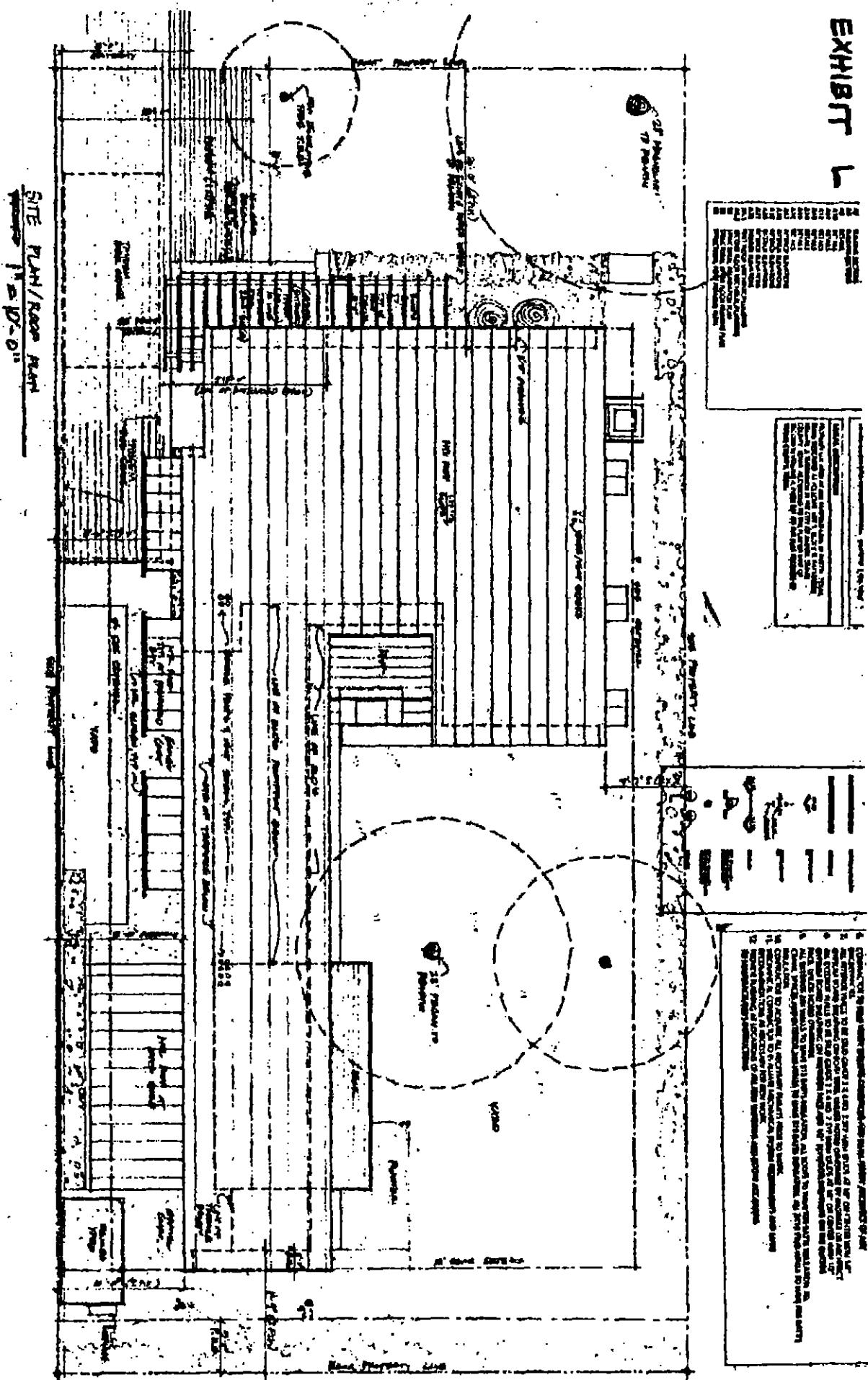


EXHIBIT M

EXHIBIT M

**FLOOR AREA RATIO Calculations for
605 Fairfield Remodel and Addition**

March 20, 2006

**Site Area 7560
Floor Area 3160**

Floor Area Ratio $3160/7560 \approx .418$

.418/.4 = 4.5% over max allowable; OR 1.8% of total site area.

EXHIBIT N

Exhibit N

**Please see roll of 24 x 36
Stamped Architectural Drawings
dated 11/22/05**

EXHIBIT P

605 Fairfield Lane Project Timeline

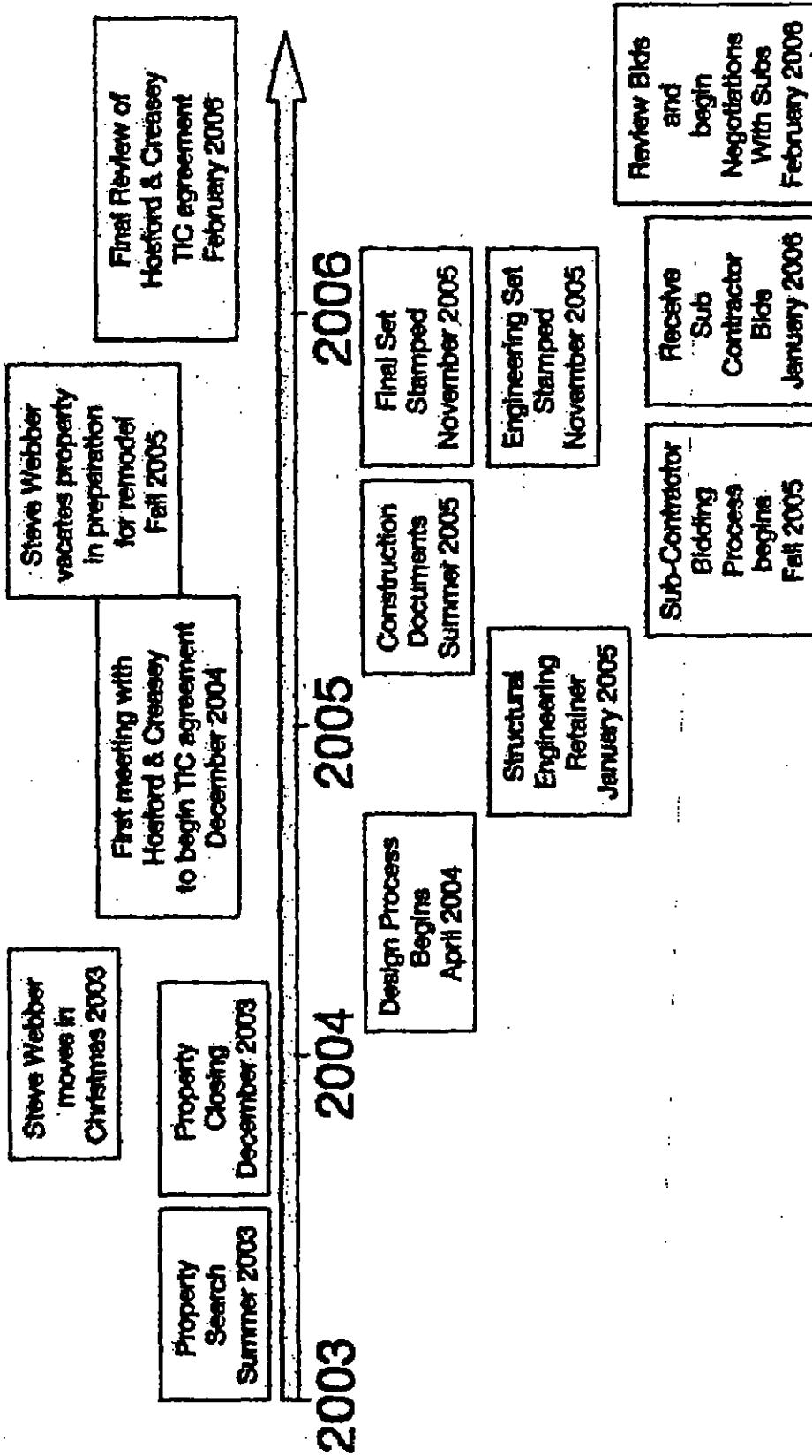


EXHIBIT Q

CITATION OF HONOR AWARD



american Institute of architects

In Recognition of Excellence in Design for

Impluvium House

Austin, Texas

Webber Hanzlik Architects
Austin, Texas

Carrie Wilkerson

Mr. Carol A. Wilkerson, FAIA

Juror

Dan Shipton

Mr. Dan Shipton, FAIA

Juror

Connie Wittenberg

Mrs. Gordon Wittenberg, AIA

Juror

Dated this 18th day of February, 2008

EXHIBIT R

THIS IS A GREEN-RATED HOME

Austin Energy's
Green Building Program
awards a



FIVE STAR RATING

of 198 points
to the home at

3107 Beverly Rd.

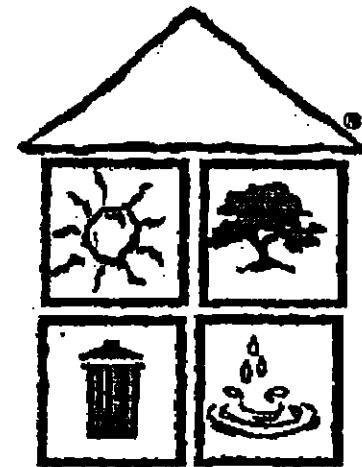
Designed by: Webber + Hanzlik Architects Inc.

Built by: Howard Builders, Inc.

GBP Staff: Rich MacMath Date: 3/02/2006

This rating is for comparison purposes only and does not constitute a warranty, expressed or implied, of the rated home.
For more information contact the Green Building Program at (512) 462-6300 or www.ci.austin.tx.us/greenbuilder

Healthier for your family
Better for the environment
Energy and water efficient
Comfortable and durable
Low maintenance



AUSTIN ENERGY
GREEN BUILDING
PROGRAM



EXHIBIT S

Owner's Name ARSCOTT DAVID P & SUSANNA M

Mailing Address 607 E 49TH ST
AUSTIN, TX 78751-2848

Location 607 E 49 ST 78751

Legal 80 X 187 ABS 788 SUR 57 WALLACE J P

Property Details

Deed Date 03312004
Deed Volume 00000
Deed Page 00000
Exemptions HS,
Freeze Exempt F
ARB Project F
Agent Code 0
Land Acres 0.2146
Block
Tract or Lot
Document No. 2004063724TR
Abstract Code A0789
Neighborhood Code Y1204

Value Information

2005 Certified

Land Value	137,800.00
Improvement Value	333,186.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	470,686.00
10% Cap Value	0.00
Total Value	470,686.00

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST	0.000000	470,686.00	470,686.00	470,686.00	470,686.00
01	AUSTIN ISD.	1.823000	470,686.00	455,686.00	470,686.00	470,686.00
02	CITY OF AUSTIN	0.443000	470,686.00	470,686.00	470,686.00	470,686.00
03	TRAVIS COUNTY	0.488300	470,686.00	376,549.00	470,686.00	470,686.00
2J	TRAVIS CO HOSPITAL DIST	0.077000	470,686.00	376,549.00	470,686.00	470,686.00
88	AUSTIN COMM COLL DIST	0.089100	470,686.00	465,686.00	470,686.00	470,686.00

Improvement Information

Improvement ID	State Category	Description
403204	A1	1 FAIR DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
403204	2523657	187	1st Floor	WW	2003	1,834
403204	2523658	2ND	2nd Floor	WW	2003	1,265
403204	2556002	011	PORCH OPEN 1ST F	•	2003	180
403204	2556003	011	PORCH OPEN 1ST F	•	2003	24
403204	2556004	095	HVAC RESIDENTIAL	•	2003	3,120
403204	2556005	261	BATHROOM	•	2003	3
403204	2556006	812	DECK UNCOVERED	•	2003	376
403204	2784685	822	FIREPLACE	•	2003	1

Total Living Area 3,220

Land Information

Land ID 405545	Type Code LAND	SPTB Code A1	HomeSite T	Size-Acres 0.000	Front 0	Depth 0	Size-SqFt 9,350
-------------------	-------------------	-----------------	---------------	---------------------	------------	------------	--------------------

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	474,086.00	474,086.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	474,086.00	474,086.00
2004	02	CITY OF AUSTIN	474,086.00	474,086.00
2004	03	TRAVIS COUNTY (M&O,MLS,SPEC RD & BRIDGE)	474,086.00	474,086.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	474,086.00	474,086.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	474,086.00	474,086.00
2003				
2003	0A		167,311.00	167,311.00
2003	01		167,311.00	167,311.00
2003	02		167,311.00	167,311.00
2003	03		167,311.00	167,311.00
2003	68		167,311.00	167,311.00
2002				
2002	0A		110,000.00	110,000.00
2002	01		110,000.00	110,000.00
2002	02		110,000.00	110,000.00
2002	03		110,000.00	110,000.00
2002	68		110,000.00	110,000.00
2001				
2001	0A		110,000.00	110,000.00
2001	01		110,000.00	110,000.00
2001	02		110,000.00	110,000.00
2001	03		110,000.00	110,000.00
2001	68		110,000.00	110,000.00
2000				
2000	01		59,400.00	59,400.00
2000	02		59,400.00	59,400.00
2000	03		59,400.00	59,400.00
2000	68		59,400.00	59,400.00

TaxNetUSA: Travis County

Property ID Number: 476825 Ref ID2 Number: 022108152400000

Owner's Name: STANKIEWICZ PAUL D &

Mailing Address: CARLOTTA E STANKIEWICZ
4706 FAIRVIEW DR
AUSTIN, TX 78731-

Location: 509 E 49 ST 78751

Legal: LOT 1 GRUBB SUBD THE AMENDED PLAT OF

Property Details

Deed Date	01242003
Deed Volume	00000
Deed Page	00000
Exemptions	HS.
Flood Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2261
Block	
Tax lot or Lot	
Docket No	2003020045TR
Abstract Code	805408
Neighborhood Code	Y1204

Value Information

2005 Certified

Land Value	131,260.00
Improvement Value	334,324.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	465,574.00
10% Cap Value	0.00
Total Value	465,574.00

Date up to date as of 2005-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
DA	TRAVIS CENTRAL APP DIST	0.000000	465,574.00	465,574.00	465,574.00	465,574.00
01	AUSTIN ISD	1.823000	465,574.00	450,574.00	465,574.00	465,574.00
02	CITY OF AUSTIN	0.443000	465,574.00	465,574.00	465,574.00	465,574.00
03	TRAVIS COUNTY	0.499300	465,574.00	372,459.00	465,574.00	465,574.00
2J	TRAVIS CO HOSPITAL DIST	0.077800	465,574.00	372,459.00	465,574.00	465,574.00
88	AUSTIN COMM COLL DIST	0.089100	465,574.00	460,574.00	465,574.00	465,574.00

Improvement Information

Improvement ID	State Category	Description
403280	A1	1 FAM DWELLING

Segment Information

Imp ID	Sig ID	Type Code	Description	Class	Effective Year Built	Area
403280	2523659	1ST	1st Floor	WW	2003	1,862
403280	2523660	2ND	2nd Floor	WW	2003	1,358
403280	2556007	011	PORCH OPEN 1ST F	*	2003	210
403280	2556008	011	PORCH OPEN 1ST F	*	2003	126
403280	2556008	095	HVAC RESIDENTIAL	*	2003	3,220
403280	2556010	251	BATHROOM	*	2003	2
403280	2794666	512	DECK UNCOVERED	*	2003	92
403280	2794667	512	DECK UNCOVERED	*	2003	110
403280	2794668	522	FIREPLACE	*	2003	1
403280	2794669	571	STORAGE DET	WW	2003	84

Total Living Area: 3,220

Land Information

Land ID 405576	Type Code LAND	SPTB Code A1	Homesite T	Size-Acres 0.000	Front 0	Depth 0	Size-Sqft 9,847
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Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	468,953.00	468,953.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	468,953.00	468,953.00
2004	02	CITY OF AUSTIN	468,953.00	468,953.00
2004	03	TRAVIS COUNTY (MSO, I&S, SPEC RD & BRIDGE)	468,953.00	468,953.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	468,953.00	468,953.00
2004	68	AUSTIN COMMUNITY COLLEGE DISTRICT	468,953.00	468,953.00
2003				
2003	0A		247,751.00	247,751.00
2003	01		247,751.00	247,751.00
2003	02		247,751.00	247,751.00
2003	03		247,751.00	247,751.00
2003	68		247,751.00	247,751.00
2002				
2002	0A		105,000.00	105,000.00
2002	01		105,000.00	105,000.00
2002	02		105,000.00	105,000.00
2002	03		105,000.00	105,000.00
2002	68		105,000.00	105,000.00
2001				
2001	0A		105,000.00	105,000.00
2001	01		105,000.00	105,000.00
2001	02		105,000.00	105,000.00
2001	03		105,000.00	105,000.00
2001	68		105,000.00	105,000.00
2000				
2000	01		65,000.00	65,000.00
2000	02		65,000.00	65,000.00
2000	03		65,000.00	65,000.00
2000	68		65,000.00	65,000.00

Owner's Name **MARRIOTT SUZETTE & TANYA VOSS**Mailing Address **511 E 49TH ST
AUSTIN, TX 78751-2803**Location **511 E 49 ST 78751**Legal **LOT 2 GRUBB SUBD THE AMENDED PLAT OF****Property Details**

Deed Date **05172004**
 Deed Volume **00000**
 Deed Page **00000**
 Exemptions **HS,**
 Freeze Exempt **F**
 ARB Protest **F**
 Agent Code **10**
 Land Acres **0.2261**
 Block **2**
 Tract or Lot **2**
 Docket No **2004096626TR**
 Abstract Code **S05406**
 Neighborhood Code **Y1204**

Value Information**2005 Certified**

Land Value	131,250.00
Improvement Value	308,241.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	439,491.00
10% Cap Value	0.00
Total Value	439,491.00

Data up to date as of 2006-03-01**Value By Jurisdiction**

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
QA	TRAVIS CENTRAL APP DIST	0.000000	439,491.00	439,491.00	439,491.00	439,491.00
91	AUSTIN ISD	1.623000	439,491.00	424,491.00	439,491.00	439,491.00
02	CITY OF AUSTIN	0.443000	439,491.00	439,491.00	439,491.00	439,491.00
03	TRAVIS COUNTY	0.499300	439,491.00	361,593.00	439,491.00	439,491.00
2J	TRAVIS CO HOSPITAL DIST	0.077900	439,491.00	361,593.00	439,491.00	439,491.00
68	AUSTIN COMM COLL DIST	0.099100	439,491.00	434,491.00	439,491.00	439,491.00

Improvement Information

Improvement ID	State Category	Description
403281	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
403281	2523661	1BT	1st Floor	WW	2003	1,064
403281	2523662	2ND	2nd Floor	WW	2003	1,068
403281	2656011	011	TORCH OPEN 1ST F	*	2003	112
403281	2656012	095	HVAC RESIDENTIAL	*	2003	2,752
403281	2656013	281	BATHROOM	*	2003	2
403281	2656014	622	FIREPLACE	*	2003	1

Total Living Area: 2,752

Land Information

Land ID	Type Code	SPTB Code	Homestead	Size-Acres	Front	Depth	Size-Sqft
403577	LAND	A1	T	0.000	0	0	0,850

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	422,766.00	422,766.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	422,766.00	422,766.00
2004	02	CITY OF AUSTIN	422,766.00	422,766.00
2004	03	TRAVIS COUNTY (M&O,I&S,SPEC RD & BRIDGE)	422,766.00	422,766.00
2004	21	TRAVIS COUNTY HOSPITAL DISTRICT	422,766.00	422,766.00
2004	88	AUSTIN COMMUNITY COLLEGE DISTRICT	422,766.00	422,766.00
2003				
2003	0A		231,204.00	231,204.00
2003	01		231,204.00	231,204.00
2003	02		231,204.00	231,204.00
2003	03		231,204.00	231,204.00
2003	88		231,204.00	231,204.00
2002				
2002	0A		105,000.00	105,000.00
2002	01		105,000.00	105,000.00
2002	02		105,000.00	105,000.00
2002	03		105,000.00	105,000.00
2002	88		105,000.00	105,000.00
2001				
2001	0A		105,000.00	105,000.00
2001	01		105,000.00	105,000.00
2001	02		105,000.00	105,000.00
2001	03		105,000.00	105,000.00
2001	88		105,000.00	105,000.00
2000				
2000	01		66,000.00	66,000.00
2000	02		66,000.00	66,000.00
2000	03		66,000.00	66,000.00
2000	88		66,000.00	66,000.00

Owner's Name **STRAIGHT EARL K & SHARI D**Mailing Address **515 EAST 49TH ST
AUSTIN, TX 78751-2603**Location **515 E 49 ST 78751**Legal **LOT 4 GRUBB SUBD THE AMENDED PLAT OF****Property Details**

Deed Date	11012000
Deed Volume	00000
Deed Page	00000
Exemptions	HS,
Flood Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2622
Block	
Traect or Lot	4
Docket No	2000178193TR
Abstract Code	805406
Neighborhood Code	Y1204

Value Information

	2005 Certified
Land Value	143,750.00
Improvement Value	485,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	598,482.00
10% Cap Value	52,268.00
Total Value	620,750.00

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
04	TRAVIS CENTRAL APP DIST	0.000000	898,482.00	598,482.00	628,750.00	628,750.00
01	AUSTIN ISD	1.023000	898,482.00	581,482.00	628,750.00	628,750.00
02	CITY OF AUSTIN	0.443000	898,482.00	598,482.00	628,750.00	628,750.00
03	TRAVIS COUNTY	0.499300	898,482.00	477,186.00	628,750.00	628,750.00
2J	TRAVIS CO HOSPITAL DIST	0.077000	898,482.00	477,186.00	628,750.00	628,750.00
68	AUSTIN COMM COLL DIST	0.009100	898,482.00	590,517.00	628,750.00	628,750.00

Improvement Information

Improvement ID	State Category	Description
371377	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
371377	2133448	1ST	1st Floor	VW	2000	2,280
371377	2133449	2ND	2nd Floor	VW	2000	816
371377	2171805	011	PORCH OPEN 1ST F	*	2000	188
371377	2171806	031	GARAGE DET 1ST F	VW	2000	768
371377	2171807	095	HVAC RESIDENTIAL	*	2000	4,830
371377	2171808	251	BATHROOM	*	2000	2
371377	2171809	448	SPA FIBERGLASS	*	2000	+
371377	2318847	812	DECK UNCOVRED	*	2000	322
371377	2318848	812	DECK UNCOVRED	*	2000	322
371377	2318849	812	DECK UNCOVRED	*	2000	401
371377	2519448	2ND	2nd Floor	VW	2000	1,482

371377	2787208	804	POOL RES CONC	2000	4
371377	2787209	830	PORCH CLOS FIN	2000	120
Total Living Area 4,338					

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Soft
215540	LAND	A1	T	0.000	0	0	11.421

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	628,750.00	542,258.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	628,750.00	542,258.00
2004	02	CITY OF AUSTIN	628,750.00	542,258.00
2004	03	TRAVIS COUNTY (MSD,ISD,SPEC RD & BRIDGE)	628,750.00	542,258.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	628,750.00	542,258.00
2004	58	AUSTIN COMMUNITY COLLEGE DISTRICT	628,750.00	542,258.00
2003				
2003	0A		578,892.00	492,960.00
2003	01		578,892.00	477,960.00
2003	02		578,892.00	462,960.00
2003	03		578,892.00	394,368.00
2003	58		578,892.00	487,960.00
2002				
2002	0A		643,169.00	448,146.00
2002	01		643,169.00	433,146.00
2002	02		643,169.00	448,146.00
2002	03		643,169.00	368,517.00
2002	58		643,169.00	443,146.00
2001				
2001	0A		407,406.00	407,406.00
2001	01		407,406.00	392,406.00
2001	02		407,406.00	407,406.00
2001	03		407,406.00	325,926.00
2001	58		407,406.00	402,406.00
2000				
2000	01		111,332.00	111,332.00
2000	02		111,332.00	111,332.00
2000	03		111,332.00	111,332.00
2000	58		111,332.00	111,332.00

Owner's Name **HEMPHILL JAMES A &**

Mailing Address SARAH M BARNES
605 E 49TH ST.
AUSTIN, TX 78751-2605

Location 605 E 49 ST 78751

Legal ABS 789 SUR 87 WALLACE J P ACR .109

Value Information

2005 Certified

Land Value	125,000.00
Improvement Value	370,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	495,000.00
10% Cap Value	0.00
Total Value	495,000.00

Property Details

Deed Date	03312004
Deed Volume	00000
Deed Page	00000
Exemptions	HS.
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.1900
Block	
Tract or Lot	
Docket No	2004061469TR
Abstract Code	AD789
Neighborhood Code	Y1200

Data up to date as of 2006-03-01

Value By Jurisdiction

Entity Code	Entity Name	2005 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
DA	TRAVIS CENTRAL APP DIST	0.000000	495,000.00	495,000.00	495,000.00	495,000.00
01	AUSTIN ISD	1.623000	495,000.00	495,000.00	495,000.00	495,000.00
02	CITY OF AUSTIN	0.443000	495,000.00	495,000.00	495,000.00	495,000.00
03	TRAVIS COUNTY	0.499300	495,000.00	395,000.00	495,000.00	495,000.00
2J	TRAVIS CD HOSPITAL DIST	0.077900	495,000.00	395,000.00	495,000.00	495,000.00
58	AUSTIN COMM COLL DIST	0.099100	495,000.00	495,000.00	495,000.00	495,000.00

Improvement Information

Improvement ID	State Category	Description
578226	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
578226	3660259	1ST	1st Floor	WW	1940	1,621
578226	3660260	2ND	2nd Floor	WW	1940	681
578226	3660261	031	GARAGE DET 1ST F	WW	1940	400
578226	3660262	095	HVAC RESIDENTIAL	*	1940	2,602
578226	3660263	251	BATHROOM	*	1940	1
578226	3660264	413	STAIRWAY EXT	A	1940	1
578226	3660265	522	FIREPLACE	*	1940	1
578226	3660266	581	STORAGE ATT	WW	1940	400
578226	3660267	011	PORCH OPEN 1ST F	*	1940	180

Total Living Area 2,502

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
462139	LAND	A1	T	0.000	0	0	8,860

Certified Value History

Year	Jur	Entity Name	Assessed Value	Taxable Value
2004				
2004	0A	TRAVIS CENTRAL APPRAISAL DISTRICT	127,500.00	127,500.00
2004	01	AUSTIN INDEPENDENT SCHOOL DISTRICT	127,500.00	127,500.00
2004	02	CITY OF AUSTIN	127,500.00	127,500.00
2004	03	TRAVIS COUNTY (MLO, IBS, SPEC RD & BRIDGE)	127,500.00	127,500.00
2004	2J	TRAVIS COUNTY HOSPITAL DISTRICT	127,500.00	127,500.00
2004	88	AUSTIN COMMUNITY COLLEGE DISTRICT	127,500.00	127,500.00
2003				
2002				
2001				
2000				

1
2
3
4
5
ORDINANCE NO.

1
2
3
4
5
AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 605
FAIRFIELD LANE FROM CERTAIN INTERIM DEVELOPMENT
REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 FOR
CONSTRUCTION OF AN ADDITION TO AN EXISTING HOUSE.

6
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8
PART 1. This ordinance applies to the construction of an addition to an existing single
9 family residence located at 605 Fairfield Lane. The two story structure will have a floor
10 area of 3,160 square feet.

11
PART 2. Applicant has filed a waiver application requesting that Council waive Part
12 3(2) of Ordinance No. 20060309-058 which limits a remodel permit to increase the size
13 of a duplex or single-family structure to the greater of the following:

- 14
15
16
17
- (A) 0.4 to 1 floor-to-area ratio;
 - (B) 2,500 square feet; or
 - (C) the existing size plus 1,000 square feet, if the applicant has been granted a
homestead exemption for the duplex or single-family structure.

18
PART 3. Council has considered the factors for granting a waiver from interim
19 development regulations prescribed by Ordinance No. 20060309-058. Council finds that
20 such a waiver is justified because:

- 21
22
23
- (A) the development limitation imposes undue hardship on the applicant; and
 - (B) the development proposed by the applicant will not adversely affect the
public health, safety, and welfare.

24
PART 4. A waiver is granted from Part 3(2) of Ordinance 20060309-058 to allow the
25 construction of an addition to an existing single family residence located at 605 Fairfield
26 Lane, for a total structure size not to exceed 3,160 square feet.

1
2 **PART 5.** This ordinance takes effect on _____, 2006.
3
4

5 **PASSED AND APPROVED**
6
7
8 _____, 2006
9
10
11
12

13 **APPROVED:** _____
14 David Allan Smith
15 City Attorney

§
§
§
Will Wynn
Mayor

ATTEST:
Shirley A. Gentry
City Clerk

**BUILDING PERMIT & WAIVER
APPLICATION**

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

BP Number	BP-02-204424
Building Permit No.	
Plat No.	QH
Reviewer	GJ
Date	3/1/06

PRIMARY PROJECT DATA

Service Address	605 Fairfield Lane	Tax Parcel No.	210490
Legal Description		Section	
Lot #	Block Q	Subdivision	Patterson Heights
If in a Planned Unit Development, provide Name and Case No. <small>attach final approved copies of subdivision and site plan</small>			
<i>If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.</i>			
Description of Work	<input checked="" type="checkbox"/> Remodel (specify) gl existing house, wd frame house 1157 sf		
New Residence			
Duplex			
Garage	attached	detached	<input checked="" type="checkbox"/> Addition (specify) 2- floor & 1- floor powder room, guest room and terrace
Carport	attached	detached	<input type="checkbox"/> Other (specify)
Pool			
Zoning (e.g. SF-1, SF-2...) SF-2-NCCD-NP	Height of building 27'-0" R.	# of floors	Two
On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))			
Does this site have a Board of Adjustment ruling?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Does this site front a paved street?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	A paved alley? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

VALUATIONS FOR REMODELS ONLY		DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY		PERMIT FEES (For office use only)	
Building	\$ 109,825	Lot Size	7580 sq.ft.	NEW/ADDITIONS	REMODELS
Electrical	\$ 4,450	Job Valuation	\$ 233,315 (Labor and materials)	Building	\$ _____
Mechanical	\$ 5,580	Total Job Valuation (remodels and additions)	\$ 360,000 (Labor and materials)	Electrical	\$ _____
Plumbing	\$ 6,530			Mechanical	\$ _____
Driveway				Plumbing	\$ _____
& Sidewalk	\$ 2			Driveway	\$ _____
TOTAL \$ 126,685	(labor and materials)			& Sidewalk	\$ _____
				TOTAL \$	\$

OWNER / BUILDER INFORMATION			
OWNER	Name <u>Steve Webber, David Webber, Ransom Baldasare</u>		
BUILDER	Company Name <u>W+Inc.</u>		
DRIVEWAY /SIDEWALK	Contact/Applicant's Name <u>Ransom Baldasare</u>		
CERTIFICATE OF OCCUPANCY	Name <u>David Webber, Ransom Baldasare, Steve Webber</u>	Telephone	<u>512-423-9770</u>
	Address <u>1718a West 10th Street</u>	City <u>Austin</u>	<u>(w) 512-236-1032</u>
		ST <u>IX</u>	Telephone <u>512-480-8838</u>
		ZIP <u>78703</u>	Pager _____
			FAX <u>512-236-1039</u>
			Telephone <u>512-480-8838</u>

If you would like to be notified when your application is approved, please select the method:

telephone _____ e-mail: ransom@webberhanzlik.com

You may check the status of this application at www.ci.austin.tx.us/development/picivr.htm

Service Address

805 Fairfield Lane

Applicant's Signature

D. Bell

Date 03/21/06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

- a. 1st floor conditioned area
- b. 2nd floor conditioned area
- c. 3rd floor conditioned area
- d. Basement
- e. Garage / Carport
 - attached
 - detached
- f. Wood decks (must be counted at 100%)
- g. Breezeways
- h. Covered patios
- i. Covered porches
- j. Balconies
- k. Swimming pool(s) (pool surface area(s))
- l. Other building or covered area(s)

Specify: Shed

	Existing	New / Addition
a. 1 st floor conditioned area	1157 sq.ft.	230 sq.ft.
b. 2 nd floor conditioned area	0 sq.ft.	703 sq.ft. (over 1157 total sq.ft.)
c. 3 rd floor conditioned area	0 sq.ft.	1073 0 sq.ft.
d. Basement	0 sq.ft.	0 sq.ft.
e. Garage / Carport <ul style="list-style-type: none"> attached detached 	0 sq.ft.	0 sq.ft.
f. Wood decks (must be counted at 100%)	sq.ft.	sq.ft.
g. Breezeways	sq.ft.	sq.ft.
h. Covered patios	sq.ft.	sq.ft.
i. Covered porches	60 108 sq.ft.	92 sq.ft.
j. Balconies	sq.ft.	sq.ft.
k. Swimming pool(s) (pool surface area(s))	0 sq.ft.	0 sq.ft.
l. Other building or covered area(s)	sq.ft.	sq.ft.
Specify: <u>Shed</u>	3220	2293
TOTAL BUILDING AREA (add a. through l.)	<u>1315</u> sq.ft.	<u>2293</u> sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d. and k. if applicable)	<u>1546</u> sq.ft.
	<u>53.70</u> % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

- a. Total building coverage on lot (see above)
- b. Driveway area on private property
- c. Sidewalk / walkways on private property
- d. Uncovered patios
- e. Uncovered wood decks (may be counted at 50%)
- f. Air conditioner pads
- g. Concrete decks
- h. Other (specify)

<u>1546</u> sq.ft.
<u>802</u> sq.ft.
<u>0</u> sq.ft.
<u>283.5</u> sq.ft.
<u>91 / 121</u> sq.ft. (2 decks Lower impervious)
<u>0</u> sq.ft.
<u>0</u> sq.ft.
<u>0</u> sq.ft.
<u>0</u> sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)	<u>2340.5</u> sq.ft.
	<u>44.2</u> % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE 

DATE 03/21/06

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 28652 (N/A)

Rejection Notes/Additional Comments (for office use only):

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2432 phone
(512) 974-9779 fax

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

For Residential or Small Commercial "SERVICE ONLY" under 350 amperes OR 375 kwatts

Requestor's Name	David Webster & Steve Webster	Phone	423-9779
Address	605 FAIRFIELD LANE AUSTIN, TX 78751 OR		
Legal Description	PATTERSON HEIGHTS		
Lot	5	Block	D Commercial/Residential <input checked="" type="checkbox"/> Residential
Who is your electrical service provider?	<input checked="" type="checkbox"/> AE or Other		

Service Main Size	(inches)	Service Conductor	(type & size)
AE Service Length	(ft.)	Number of Meters?	Multifuel <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Overhead/Underground? Voltage		<input type="checkbox"/> Single-phase (120) <input type="checkbox"/> Three-phase (208)	
Total Square Footage		New service or upgrade	
Largest A/C unit	(Tons)	OR LRA of Largest A/C Unit	(amps)
Electric Heating	(kw)	Other	(kw)

Comments: Add on/ Electric come to pull permit

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

3-20-06

AE Representative _____ Date _____
(Remarks on back) Phone 074-2432

Application expires 90 days after date of Approval

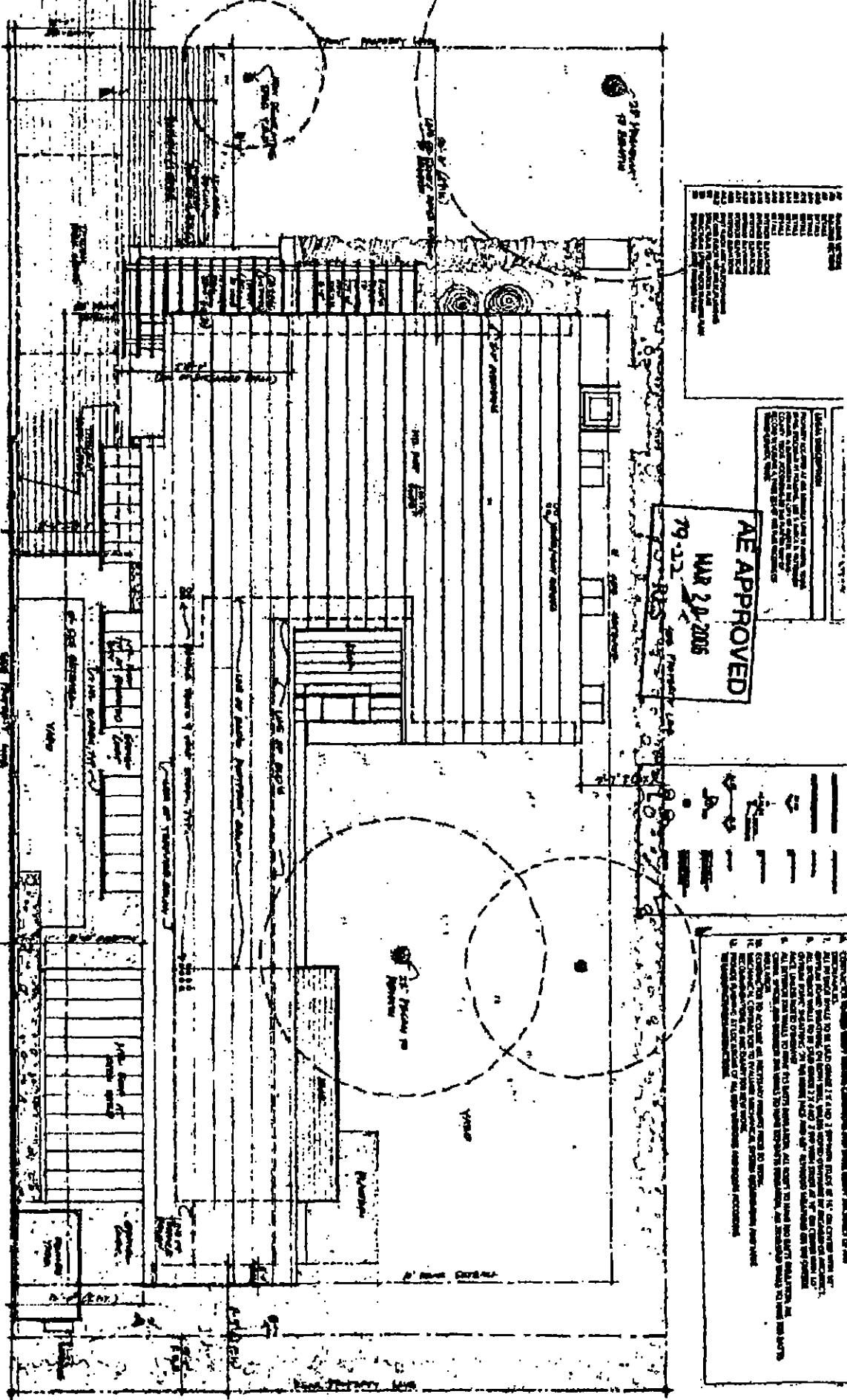
Revised by Austin Energy 3/1/06

AE APPROVED

MAR 20 2006

RLS 7922

SITE PLAN/REAR PLATE



WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

COMPLETE WAIVER APPLICATION

COMPLETE & REVIEWED RESIDENTIAL APPLICATION Exhibit W

SUPPORTING DOCUMENTATION

- 1) PROOF OF HARDSHIP Extensive Time & Money Investment
- 2) IMPACT ON DRAINAGE Exhibit A
- 3) NEIGHBORHOOD SUPPORT LETTERS [In process]
- 4) PROOF OF FINANCIAL INVESTMENT IN PROJECT [Exhibits B-E]
- 5) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES Exhibit F

COPY OF TCAD'S APPRAISAL ROLL INDICATING

- 1) SQUARE FOOTAGE OF SUBJECT PROPERTY Exhibit G
- 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES Exhibit H
- 3) HOMESTEAD EXEMPTION Exhibit J

COPY OF PLAT (NEW - EXHIBIT L) (EXISTING - EXHIBIT K)

N.A. COPY OF APPROVED LAND STATUS DETERMINATION

FAR (FLOOR TO AREA RATIO) CALCULATION [EXHIBIT M]

DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED) [EXHIBIT N]

DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR [EXHIBIT W] CONCURRENTLY (if applicable) BP# 106-2044 RA

OTHER Background Info on owners. [Exhibits P,Q,R] § 5

You will be required to review your application with a Residential Zoning Planner.
You will be notified at this time of the next City Council hearing (Ord#2060216-043).

Associated SP Number:

**CITY OF AUSTIN
REQUEST TO WAIVE INTERIM DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 2000216-043**

STREET ADDRESS: 605 Fairfield Lane

LEGAL DESCRIPTION: Subdivision

Lot(s) 5 Block D Order Division Patterson Heights
Zone District SF-2-NCCD-NP Neighborhood Plan (if applicable) NHP - NCCD - NP

Type of work to be done (Select appropriate option and provide description of proposed project):

New Construction

Addition Wood frame/STL. Frame w/Wood & metal siding

Please select one of the following:

I request a waiver to the interim development regulations because the regulations impose an undue hardship as described below. We have incurred over \$6,000 in 18 months developing plans that were made obsolete by the interim ordinance AND they are less than 5% over max allowable.

If you select option 1, you must select one of the following:

The granting of this waiver will not adversely affect the public health, safety and welfare
Please see letter (attached) from Civil Engineer demonstrating no increase in flooding or run-off
or based on proposed plans. [EXHIBIT A]

I am proposing to mitigate the effect of the redevelopment by providing adequate safeguards which
will adequately protect the health, safety and welfare of the public.

Explain _____

2. The following development agreements pertain the activity:

I have acquired a right under Texas Local Government Chapter 245 (Assumption of Local Permits), or have
a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please
specify and provide supporting documentation:

I am providing appropriate drainage facilities. Explain _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant's owner: 

Note: The waiver application will be considered incomplete if the applicant fails to provide information
requested in this application. Please attach any additional information that will support your request, such as:
photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin _____

Date submitted for City Council action _____